

GREEN &  
CO

£595,000



67 Foliat Drive

Wantage Oxfordshire OX12 7AL



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## Description

Substantial four bedroom detached house occupying a large corner plot situated only a short walk from the Market Place. This versatile property would benefit from some internal updating but represents a fantastic opportunity to create a wonderful family home. Features include a large kitchen/breakfast room, spacious reception rooms, including sitting room with open fire place, separate dining room and a garden room, four good sized bedrooms, the master featuring an ensuite. Outside offers a large mature garden, integral double garage and gated driveway parking.

## Location

One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School and Wantage Primary Academy completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.





### **what3words**

[w3w.co/busy.having.remembers](https://w3w.co/busy.having.remembers).

### **Tenure**

Freehold.

### **Heating Type**

Gas fired, warm air heating.

### **Utilities**

All main services connected.



### **Ofcom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

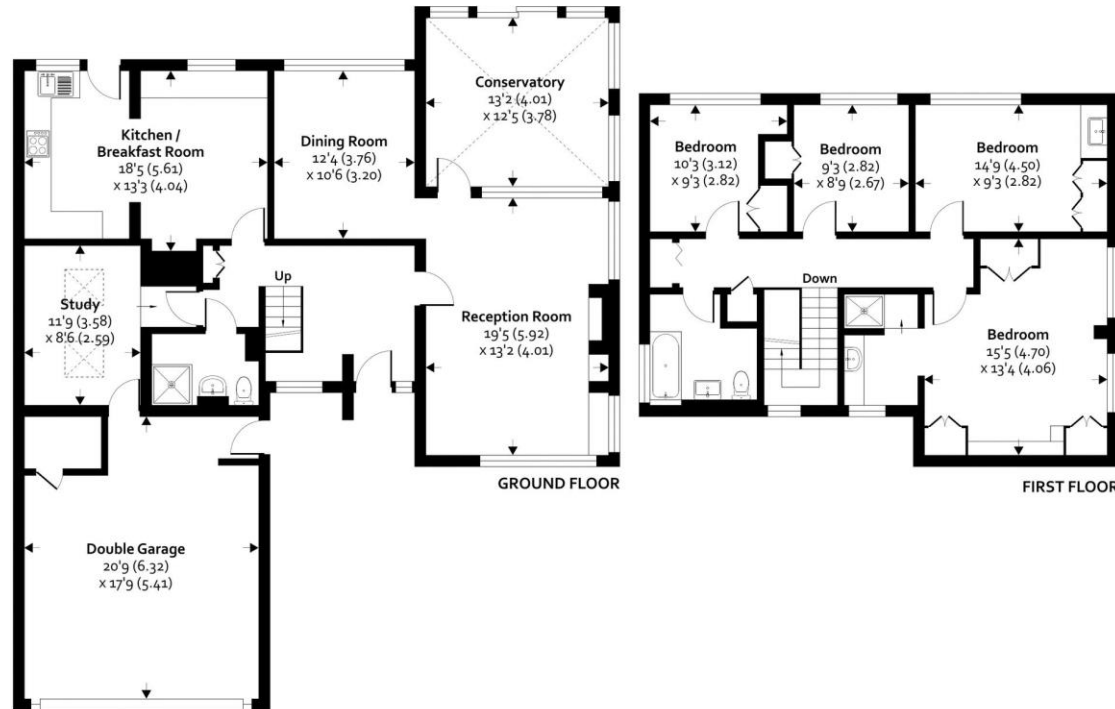




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## 67 Foliat Drive, Wantage, OX12 7AL

Approximate Area = 1960 sq ft / 182.1 sq m  
Garage = 363 sq ft / 33.7 sq m  
Total = 2323 sq ft / 215.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Green & Co. REF: 1033355



EER

D.

Council Tax Band

G.

33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

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#### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

#### DATA PROTECTION ACT 2018

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