

GREEN &
CO

£515,000

51 Roman Way

Wantage Oxfordshire OX12 9YF



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Description

Much improved by the current owner this lovely four-bedroom detached family home is tucked away in a hidden corner of a cul-de-sac on this highly sought after residential development just a short walk from the historic Market Place and Waitrose. Featuring entrance hall with cloakroom, kitchen/breakfast room, dining room and living room on the ground floor there is a master bedroom with ensuite shower room, three further bedrooms and family bathroom upstairs. With west-southwest facing enclosed rear gardens, driveway parking and an integral garage the property has triple glazed windows to the rear, gas fired central heating to radiators, stone fireplace with inset gas fire and is within walking distance of Ofsted outstanding Stockham Primary School and both King Alfred's West and Central sites. If you envision a beautiful family life in a charming town that combines history, community, and endless exploration opportunities, we invite you to arrange a viewing and experience the magic of this Wantage gem first hand.

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



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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.

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.

What3Words

w3w.co/moon.those.scorching.

Tenure

Freehold.

EER

D.

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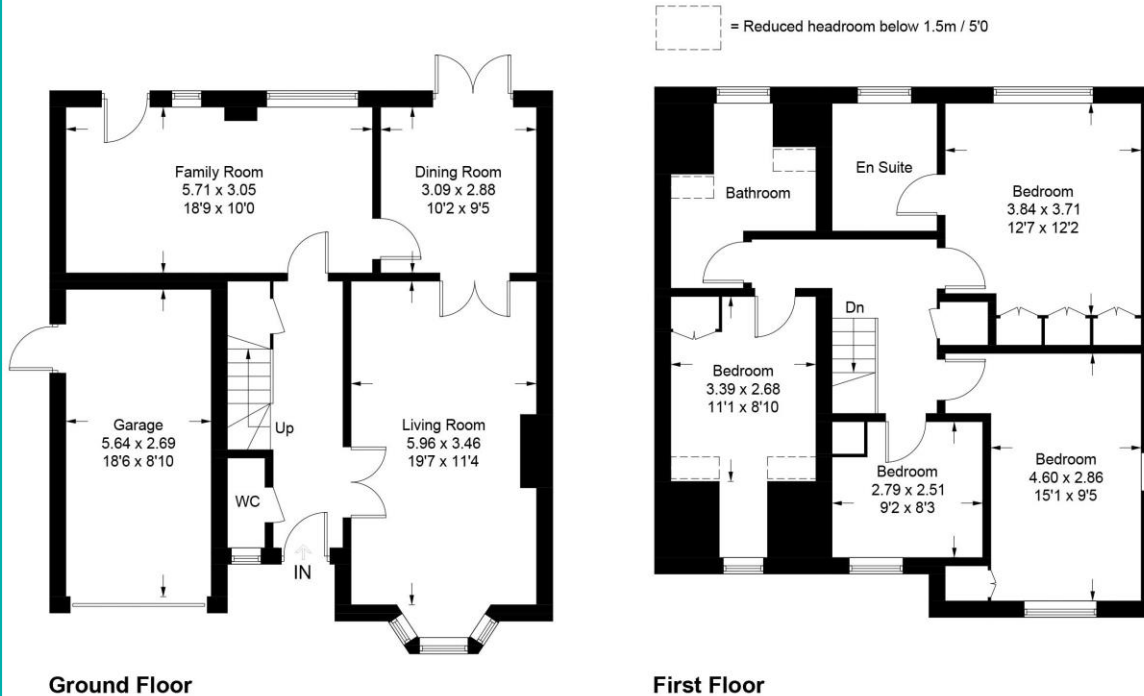


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Approximate Gross Internal Area = 137.0 sq m / 1474 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 152.4 sq m / 1640 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Council Tax Band

F.

Utilities

All main services connected.



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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

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.