

GREEN &  
CO

£575,000

Octagon House Trinder Road  
Wantage Oxfordshire OX12 8EE

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RESIDENTIAL  
FOR SALE  
01235 394411  
www.greenand.co.uk



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## Description

An individually designed five-bedroom detached family home situated in a favoured residential area within walking distance of Wantage Market Place. Occupying a generous plot this flexible property offers spacious accommodation and features an impressive octagonal-shaped full-height stairwell with a roof light allowing natural light to permeate both the upper and lower floors. The ground floor offers a spacious sitting room with doors to a separate dining room, kitchen breakfast room and utility room, a ground floor bedroom with ensuite shower room and a conservatory. Upstairs features a master bedroom with an ensuite shower room, three further double bedrooms and a family bathroom. (Bedroom three gives access to a useful storage area currently used as an office). The outside features tiered well-stocked gardens, an integral double garage, and 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.



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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/accent.stoops.investors](https://w3w.co/accent.stoops.investors).

### **Tenure**

Freehold.

### **Utilities**

All mains services connected.

### **Heating Type**

Gas-fired central heating to radiators.

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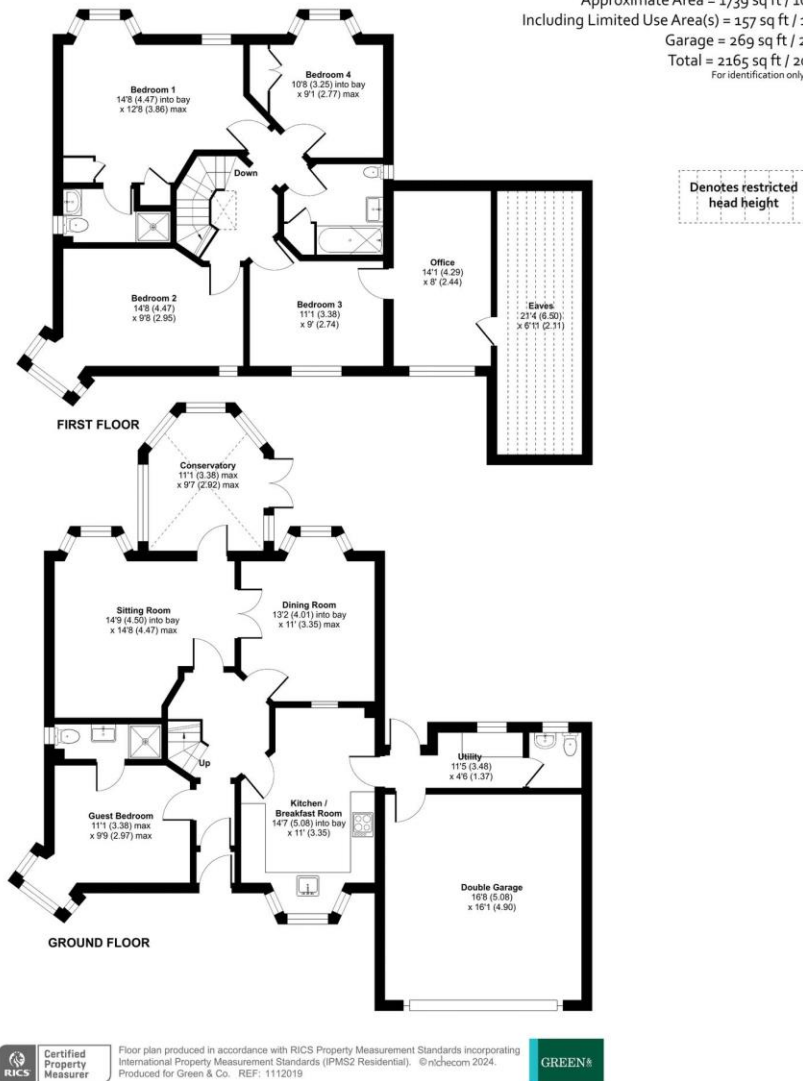




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## Octagon House, Trinder Road, Wantage, OX12 8EE

Approximate Area = 1739 sq ft / 161.5 sq m  
Including Limited Use Area(s) = 157 sq ft / 14.5 sq m  
Garage = 269 sq ft / 24.9 sq m  
Total = 2165 sq ft / 201.1 sq m  
For identification only - Not to scale



EER

C.

Council Tax Band

F.

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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#### 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](http://www.greenand.co.uk/primary-policy-and-notice).