

GREEN & CO

£475,000

8 Roman Way

Wantage Oxfordshire OX12 9YF

GREEN & CO  
RESIDENTIAL  
FOR SALE  
01235 836000  
www.greenandco.co.uk



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## Description

Superb four-bedroom family home set in this sought after cul-de-sac close to local amenities including the Ofsted rated outstanding Stockham School, King Alfred's School west site and within walking distance of the historic Market Place and Waitrose along the picturesque old canal path. Featuring a wonderful landscaped garden with a southerly aspect, driveway parking, front garden laid to gravel for extra parking, sitting room, dining room, kitchen/family room, utility room (converted from the rear of the garage, leaving a very useful store at the front), four bedrooms with ensuite shower room to master and family bathroom. This is a must-see property in an excellent location.

## 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



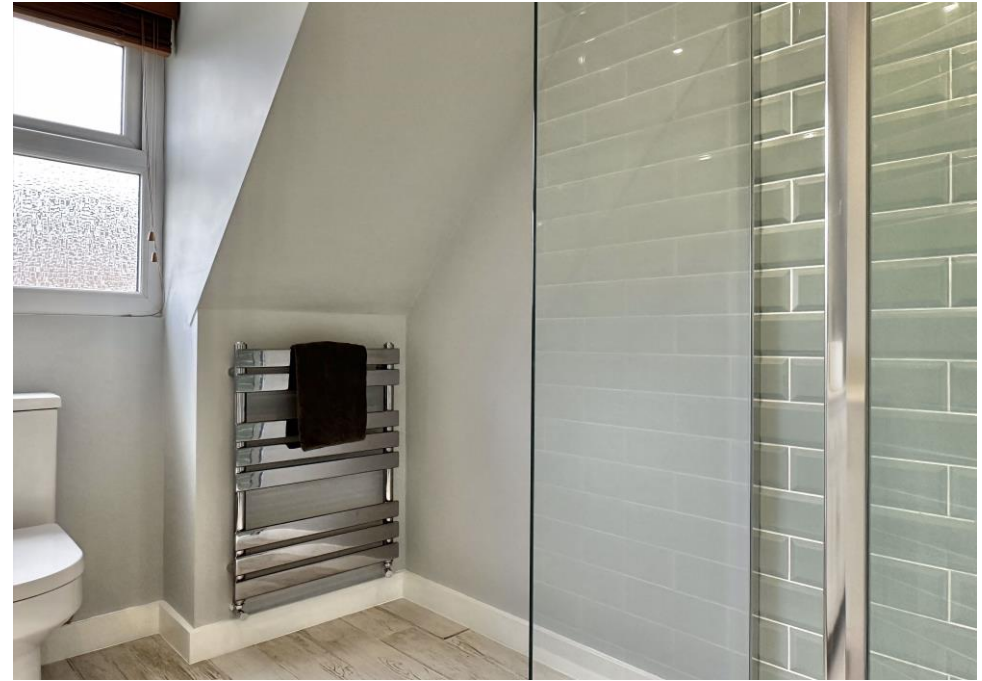
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completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

### **Ofcom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, but 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/little.bluff.passport](https://www.what3words.com/little.bluff.passport).

### **Tenure**

Freehold.

### **Utilities**

All main services are connected.

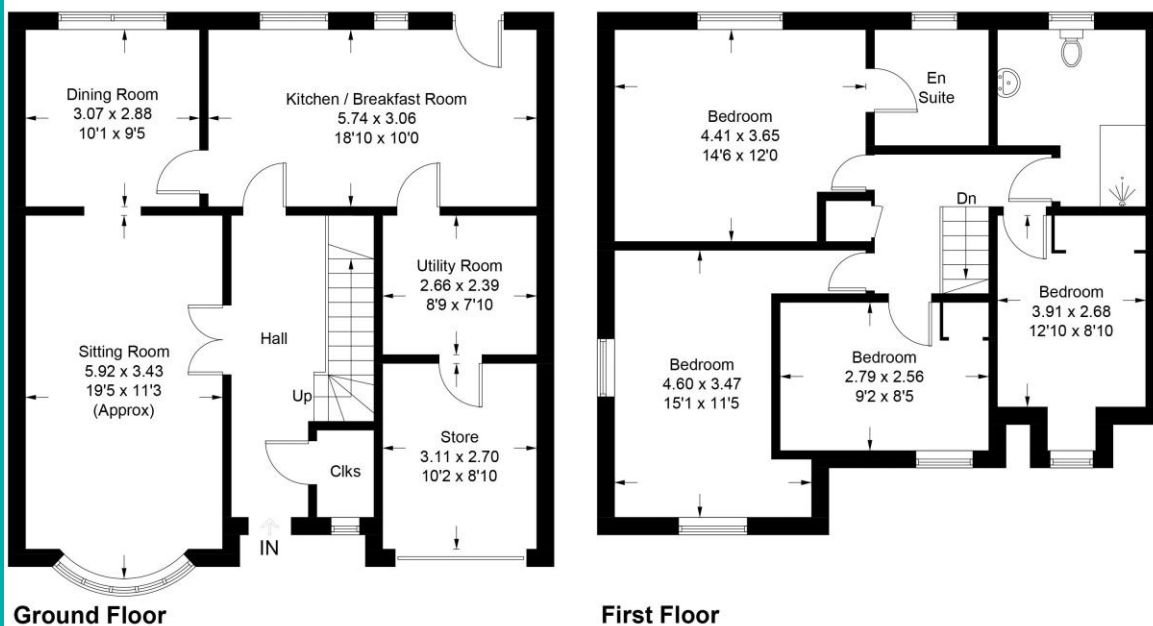
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Approximate Gross Internal Area = 149.4 sq m / 1608 sq ft



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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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**Heating Type**  
Gas fired central heating to radiators.

**EER**  
D.

**Council Tax Band**  
E.



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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).