

GREEN &
CO

£1,000,000

10 St. Michael's Priory Road
Wantage Oxfordshire OX12 9DE



Description

Nestling on the edge of an exclusive private development of similar calibre property this wonderful character family home offers generous accommodation and occupies a lovely plot which measures over half an acre and is enveloped in peace and tranquillity. The attractive Grade II Listed period property is beautifully formed from a former religious retreat and school which was originally St. Michael's House (1885 by William White). With stunning landscaped gardens which lead down to Letcombe Brook, detached double garage which has been converted into workshops and a large utility room, driveway parking and detached brick-built barn which is in need of some repair this is one unique opportunity in an outstanding location. Just a short stroll from the Parish Church of Ss Peter & Paul, Waitrose and the historic Market Place the property is ideal for town living at one of the most salubrious addresses in the magical Market Town of Wantage.

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

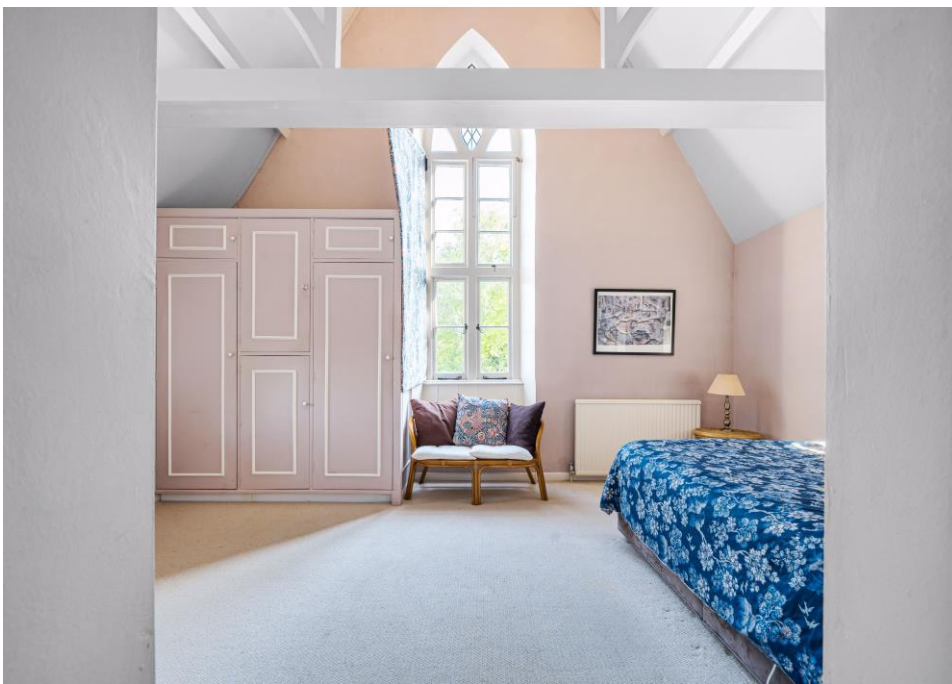
w3w.co/forecast.views.overt.

Grade II Listed

Retreat house for sisterhood of St. Mary the Virgin, now houses. 1855, by William White. Coursed and dressed limestone rubble with flush red brick bands, and limestone ashlar dressings; old tile



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



roof; brick stacks. Asymmetrical plan, with east chapel. 2 storeys to left, 2 storeys and attic to gable ends; 4-window range. Asymmetrical elevation. Porch with pyramidal roof has moulded pointed doorway, with alternately brick and limestone ashlar arch above. Recessed gable end to right. Similar left gable end brought forward and attached at right angles to left wing 2-window range. Pointed arches of alternate red brick and limestone ashlar over C20 casements. Gabled roof; lateral and ridge stacks. Similar style to rear left and right wings with 3-light Geometrical style wood casements. Chapel to right of front in similar materials has apsidal east end by A.B. Allin, 1888; side walls have 2-light Geometrical style windows, offset buttresses and 3-light chamfered mullioned square-headed window each side; Kentish-tracery quatrefoil light to rear. Gabled roof. (Buildings of England: Berkshire, p.254; National Monuments Record, BB79/6600,6601). Listing NGR: SU3953887810



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.

Tenure

Freehold.

Estate Service Charge

There is a residents committee which determines the annual charge for the upkeep of communal areas on the private estate and the figure for 2023 was £TBC.

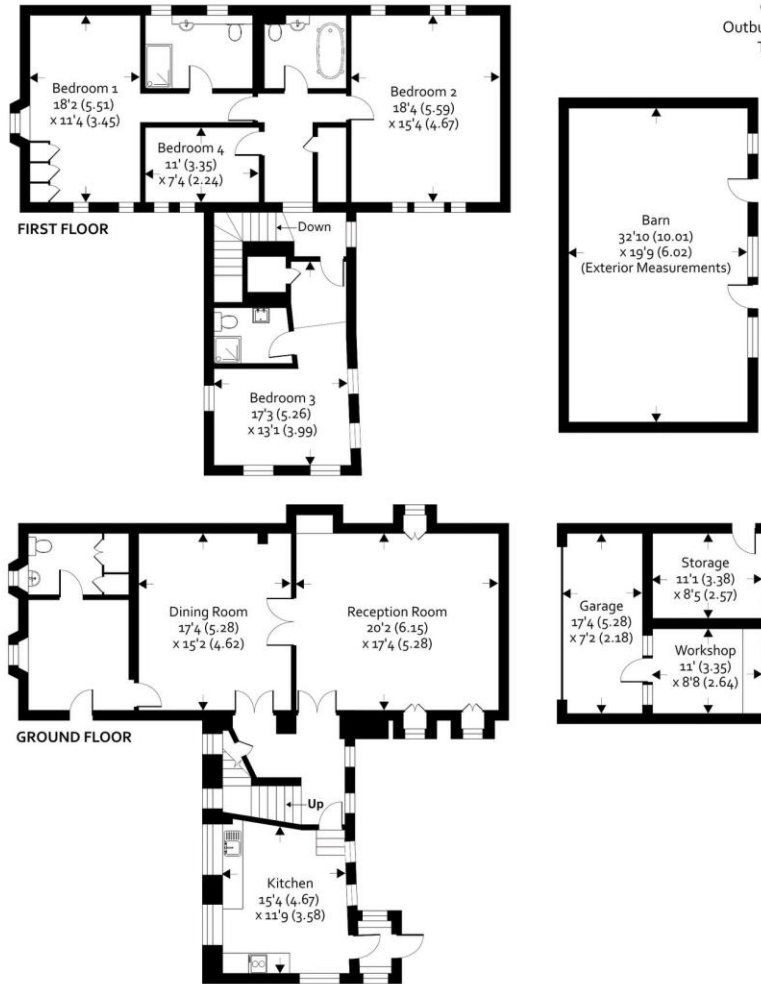






10 St. Michaels, Priory Road, Wantage, OX12 9DE

Approximate Area = 2380 sq ft / 221.1 sq m
Garage = 132 sq ft / 12.3 sq m
Outbuilding(s) = 743 sq ft / 69 sq m
Total = 3255 sq ft / 302.4 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 2024. Produced for Green & Co. REF: 1123702



Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

E.

Council Tax Band

G.

Other Material Information

The property is Grade II listed and does have wooden windows. The "barn" requires remedial work before it can be used and should only be entered under supervision and with extreme caution.



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

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

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.