

GREEN &  
CO

£475,000

22 Hawkey Road

Wantage Oxfordshire OX12 7GP





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## Description

Meticulously constructed to a quality specification by Messrs St. Modwen Homes to their Beckett V2 design, this wonderful four bedroom semi detached family home occupies a larger than average plot with single garage and ample parking. Offering flexible accommodation over three floors the property features living room, kitchen diner, laundry room, cloakroom master bedroom with ensuite shower room, three further bedrooms and family bathroom. The well tended gardens have a sunny westerly aspect with sylvan backdrop and there is a useful personal door in to the garage which features light and power and extra external power points too.

## 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.



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



### what3words

[w3w.co/download.ramps.supply](https://w3w.co/download.ramps.supply).

### Tenure

Freehold.

### 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.



### Utilities

All mains services connected.

### Heating Type

Gas-fired central heating to radiators.

### EER

B.

### Council Tax Band

D.

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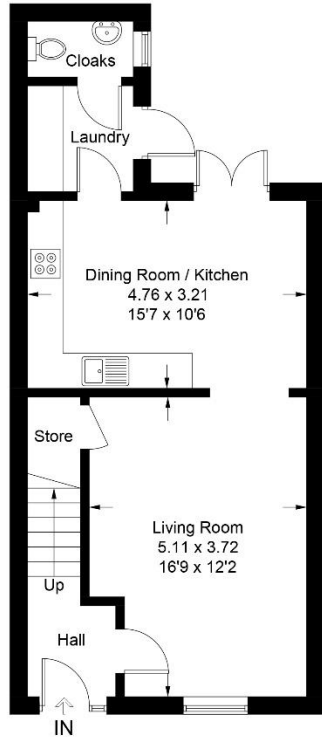


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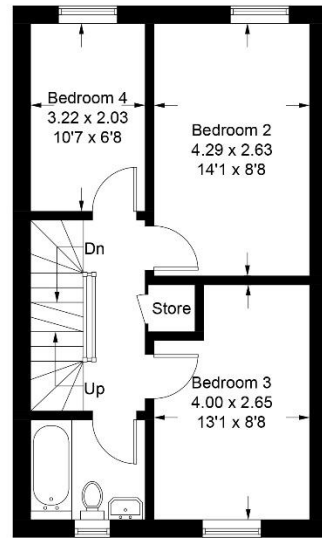


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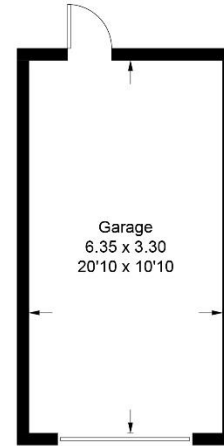
Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft  
 Garage = 20.9 sq m / 224.9 sq ft  
 Total = 132.9 sq m / 1429.9 sq ft



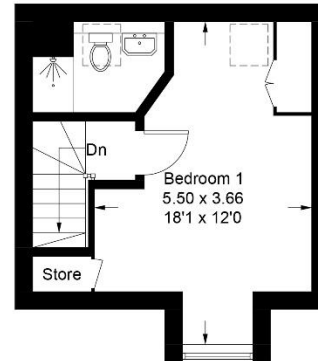
**Ground Floor**



**First Floor**



(Not Shown in Actual Location / Orientation)



**Second Floor**

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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.  
 floorplansUsketch.com © (ID1096972)

**Other Material Information**  
 The boundary fences to the north and west will be relocated by the developer to match the Title lodged with Land Registry, these are denoted on the ground and can be seen at a viewing.



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