

GREEN &  
CO

£795,000

Eastridge Charlton Road

Wantage Oxfordshire OX12 8HG



GREEN & CO

## Description

Occupying a generous plot of 0.37 acres (0.15 hectares) this handsome detached family residence has been much loved by one family for many years. It is now looking for its next custodian who will want to put their own mark upon it. Featuring flexible accommodation with a large attic which cries out to be converted to further living space the property is just a short walk from the historic Market Place of Wantage, Waitrose and other local amenities including Charlton Primary, Wantage Cricket Club and Wantage Silver Band's hall. With three reception rooms, a kitchen, cloakroom and conservatory on the ground floor, four bedrooms bathroom, shower room and separate WC on the first floor. The property sits in attractive gardens which feature a shed and summerhouse, there is a garage and parking to the side. Offered for sale with no onward chain and Grant of Probate already issued.

## 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/dated.soaps.brass.

### 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.



### Utilities

All mains services connected.

### Heating Type

Gas fired central heating to radiators.

### EER

D.

### Council Tax Band

G.

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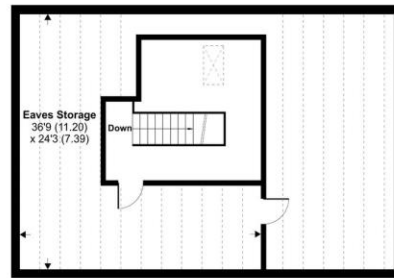


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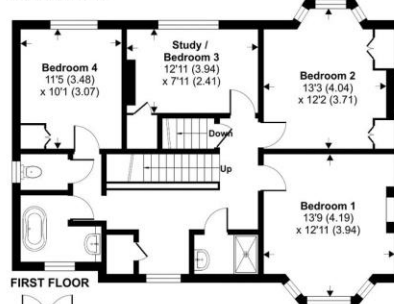
## Charlton Road, Wantage, OX12 8HG

Approximate Area = 2209 sq ft / 205.2 sq m  
 Including Limited Use Area(s) = 730 sq ft / 67.8 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Outbuilding = 188 sq ft / 17.4 sq m  
 Total = 3259 sq ft / 302.6 sq m  
For identification only - Not to scale

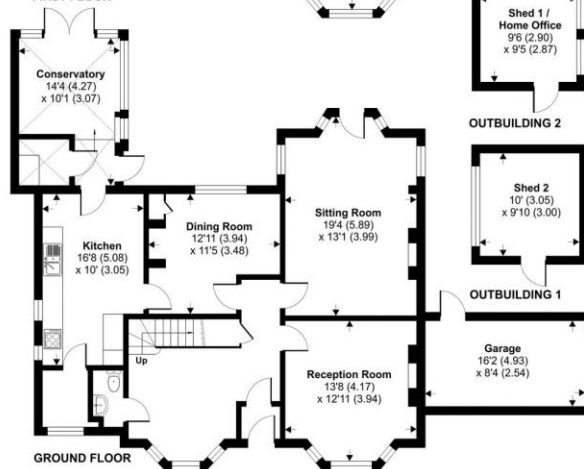
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ncheccom 2024. Produced for Green & Co. REF: 1154746



**Other Material Information**  
 There is potential for a building plot (subject to permission) at this property and the vendor will sell with an uplift clause the details of which will be negotiated with the buyer.



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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).