

GREEN & CO

£375,000

26 Stirlings Road

Wantage Oxfordshire OX12 7BB



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Description

Set in the heart of Wantage a stones throw from Waitrose and the historic Market Place this super townhouse offers flexible accommodation over three floors with the exceptional advantage of both an integral garage and further parking space. Featuring ground floor kitchen and dining room with utility/WC and rear door out to the pretty, enclosed gardens. There is a sitting room on the first floor with bedroom and refitted shower room and two further bedrooms and bathroom with replacement suite on the second floor. Large shed to the side. Great property in a truly convenient location this property must be viewed to be fully appreciated.

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



EER

D.

Council Tax Band

E.

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.

what3words

[w3w.co/tins.chestnuts.score](https://www.what3words.com/location/w3w.co/tins.chestnuts.score).

Tenure

Freehold.

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

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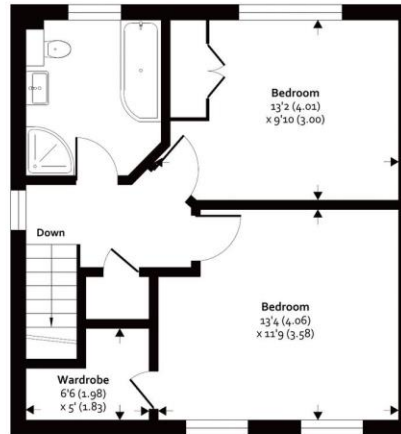
Approximate Area = 1198 sq ft / 111.2 sq m

Garage = 137 sq ft / 12.7 sq m

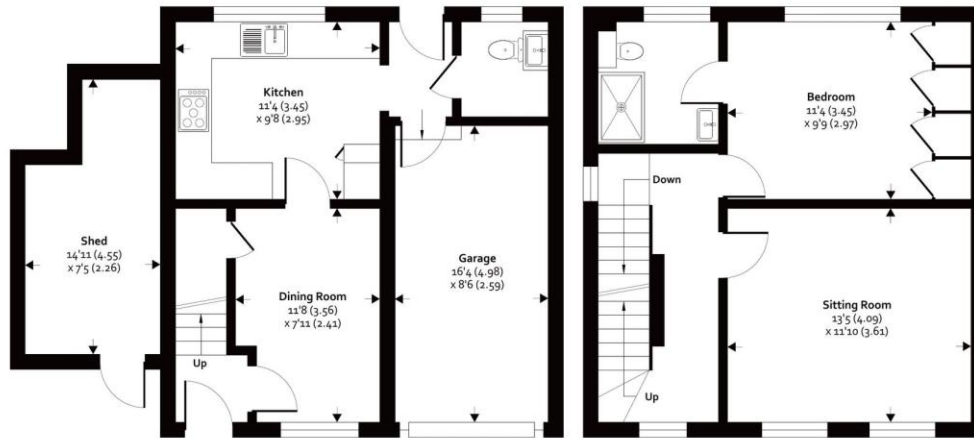
Outbuilding = 98 sq ft / 9.1 sq m

Total = 1433 sq ft / 133 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchccom 2024. Produced for Green & Co. REF: 1168462



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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

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