

GREEN &
CO

£1,750,000

Charlton House Charlton Road
Wantage Oxfordshire OX12 8EP



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Description

Charlton House is believed to have been constructed in 1923 and is situated close to the centre of Wantage. This superb seven-bedroom family home has been enhanced and sympathetically extended by the current owners and now offers approximately 5000 square feet sited towards the centre of its generous 0.9 acres (0.36 hectares) plot. Internally, this substantial detached home offers well-proportioned rooms over three floors with good natural light, high ceilings and considerable period features including sash windows. The idyllic country style belies its wonderfully convenient location with Waitrose and the historic Wantage Market Place just a short stroll away.

The House

Superb entrance hall with wonderful period tiled floor and stunning staircase. Three spacious reception rooms provide flexible accommodation for dining, living, relaxing or working from home and the impressive kitchen/breakfast/family room is not only well appointed but affords much light and an airy feel with two bi-folds doors and aesthetically appealing roof lanterns. The utility room lies just off the kitchen connecting to the garaging which features a room over with annexe potential or further home office. The first floor affords three double bedrooms with dressing room and family bathroom and there is a further splendid staircase to the second which features three more double bedrooms one with ensuite facilities and further family bathroom.

The Grounds

Accessed via a long gravelled driveway through electric gates to superb gardens front and rear. Many mature shrubs and trees offer privacy and delightful colour with a beautiful walled garden and extensive lawns. The sun adorns all aspects of the property at different times of the day. To the rear, the delightful terrace affords extensive space for outdoor entertaining. To the front, there is ample driveway parking and a triple garage. There is also an access directly onto Coopers Lane to the east of the property.



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what3words

w3w.co/reclining.install.wanting.

Tenure

Freehold.

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 state secondary education in the town. Wantage is also well located for the many independent schools in the area, particularly in Abingdon and Oxford.

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.

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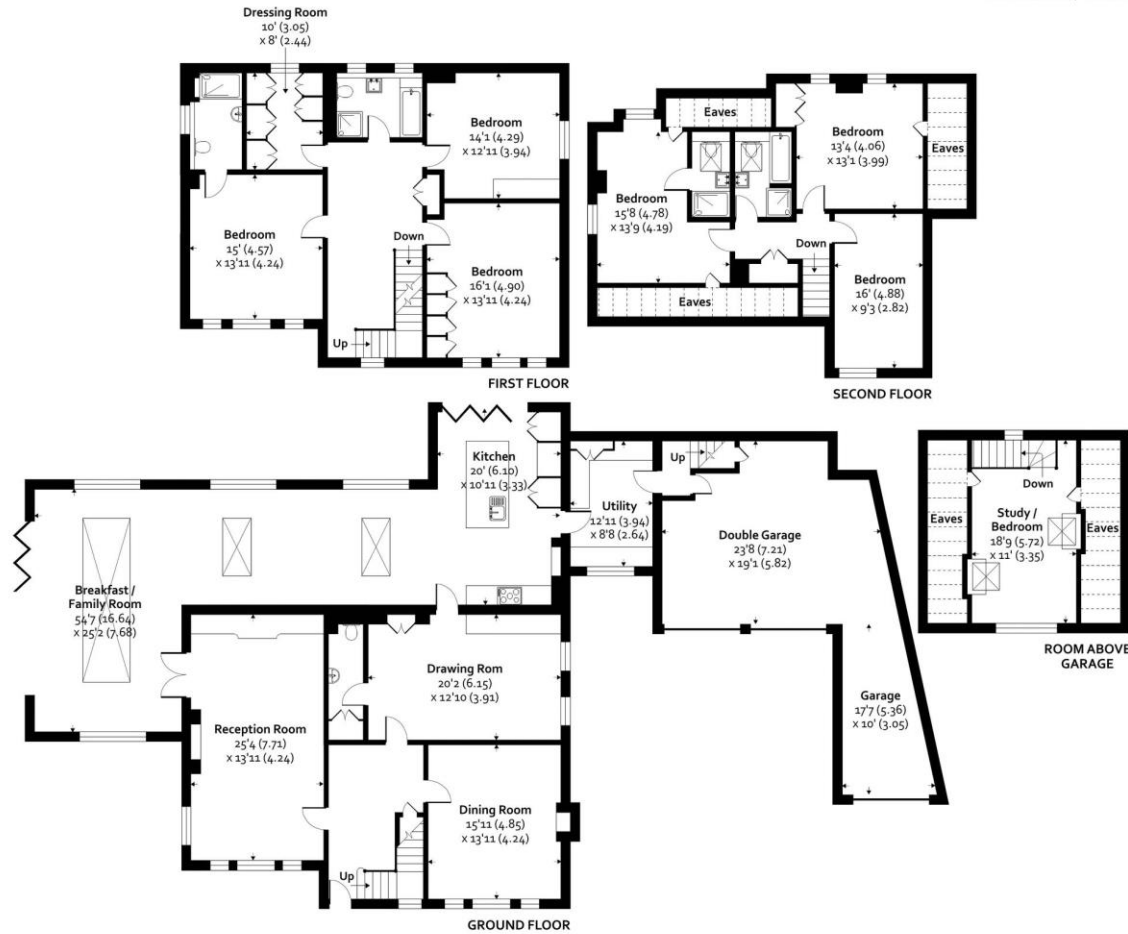


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Approximate Area = 4466 sq ft / 414.8 sq m (Includes Room Above Garage)
Including Limited Use Area(s) = 150 sq ft / 13.9 sq m
Garage = 564 sq ft / 52.4 sq m
Total = 5180 sq ft / 481.2 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchccom 2024. Produced for Green & Co. REF: 1167941



Ofcom

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Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

D.

Council Tax Band

G.



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CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

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DATA PROTECTION ACT 2018

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