

GREEN & CO







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## Description

Occupying a generous plot in a non-estate location within walking distance of the historic Market Place and Waitrose this period semi-detached four-bedroom home features ample parking with a detached double garage and further outbuilding which is secure with light and power. Retaining much character the property also offers two reception rooms, a kitchen with a utility room and cloakroom, a large shower room which could be altered to provide ensuite facilities and a south-facing rear garden with electric awning. This lovely home in a really convenient location with excellent external facilities 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.

### 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/coasted.hobbyists.folders](https://w3w.co/coasted.hobbyists.folders).

### Tenure

Freehold.







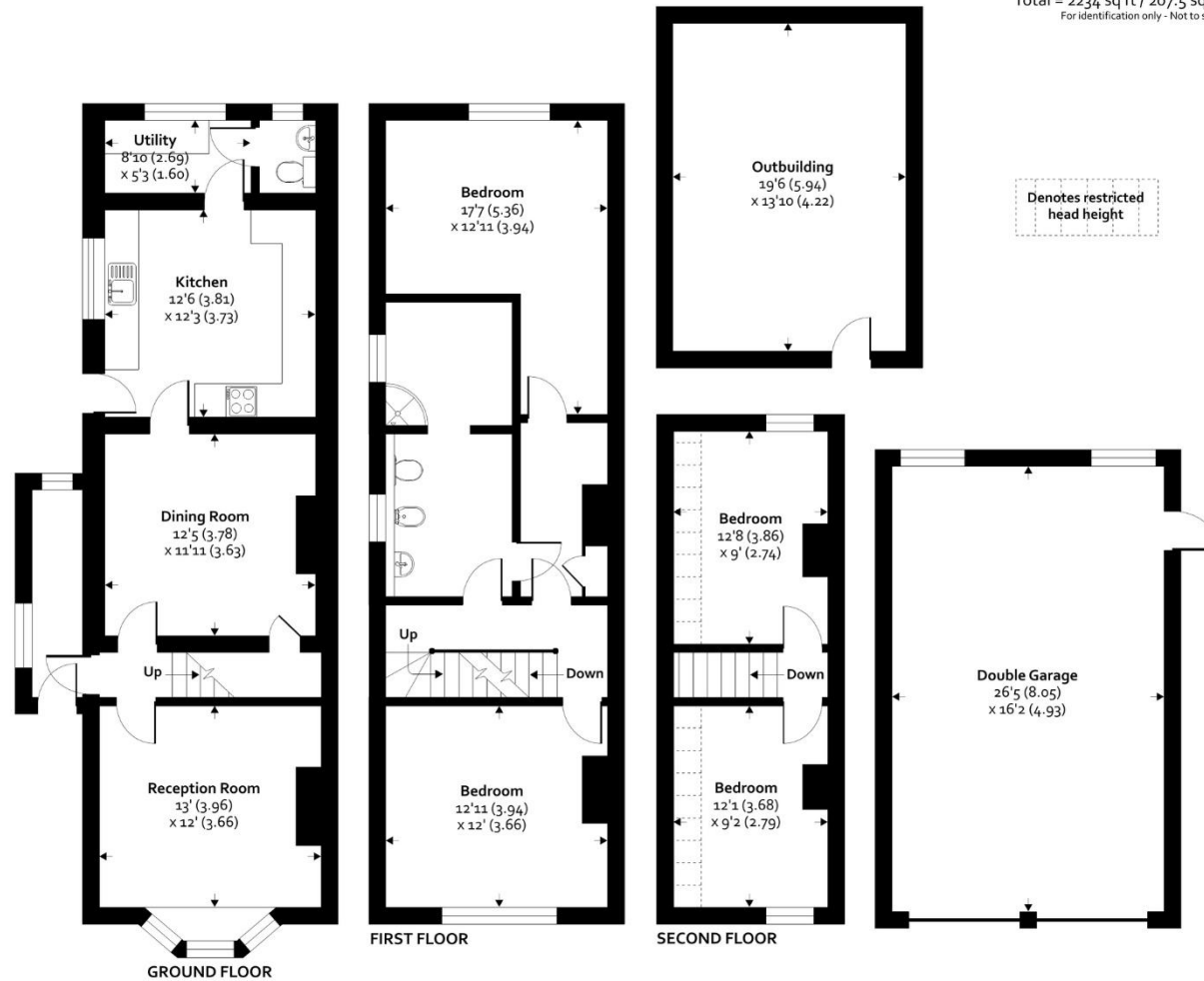


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## 32 Charlton Road, Wantage, OX12 8HG

Approximate Area = 1493 sq ft / 138.7 sq m  
Including Limited Use Area(s) = 43 sq ft / 4 sq m  
Garage = 428 sq ft / 39.7 sq m  
Outbuilding = 270 sq ft / 25.1 sq m  
Total = 2234 sq ft / 207.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Green & Co. REF: 1208574

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## Utilities

All mains services connected.

## Heating Type

Gas fired central heating to radiators.

## EER

C.

## Council Tax Band

E.

33 Market Place, Wantage, Oxon, OX12 8AL

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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).