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### Description

Set within a two-acre plot in the breathtaking National Landscape (formerly AONB), this beautifully extended and much-improved four-bedroom detached family home offers stunning, far-reaching views over the surrounding countryside. Enjoying an enviable position on the very edge of the historic market town of Wantage, the property is conveniently close to local amenities and highly regarded schools along a no-through road providing direct access to the Ridgeway and within walking distance of the Town centre. The grounds include multiple areas for outdoor entertaining such as the sunken patio area with integrated seating, attractive, mature formal gardens, paddock land, an orchard with a beautiful spring flower garden, a summerhouse, ample parking with EV charging provision, and an oversized detached double garage - perfect for families seeking both space and tranquillity. Inside, the home is bright and welcoming, beginning with a spacious entrance hall. The ground floor boasts a charming sitting room with a wood-burning stove, a well-appointed kitchen with underfloor heating, a family room, a dining room, a study, and a utility room. Upstairs, the first floor showcases breathtaking views, particularly from the impressive master suite, which features an ensuite bathroom with underfloor heating. Three further double bedrooms and a generous family bathroom, also benefiting from underfloor heating, complete the accommodation. Homes of this calibre, in such a spectacular setting, are rarely available. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

### Location

Once a winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers excellent transport links, with the A338 providing easy access to the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep







historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part of the Vale Academy Trust, collaborating with local primary schools, including Charlton, Wantage CofE, and the outstanding Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage offers the perfect blend of semi-urban living and rural beauty. There is a superb range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields



Headington and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon.

### what3words

<https://w3w.co/dozen.lifestyle.kettles>.

### Tenure

Freehold.

### Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this









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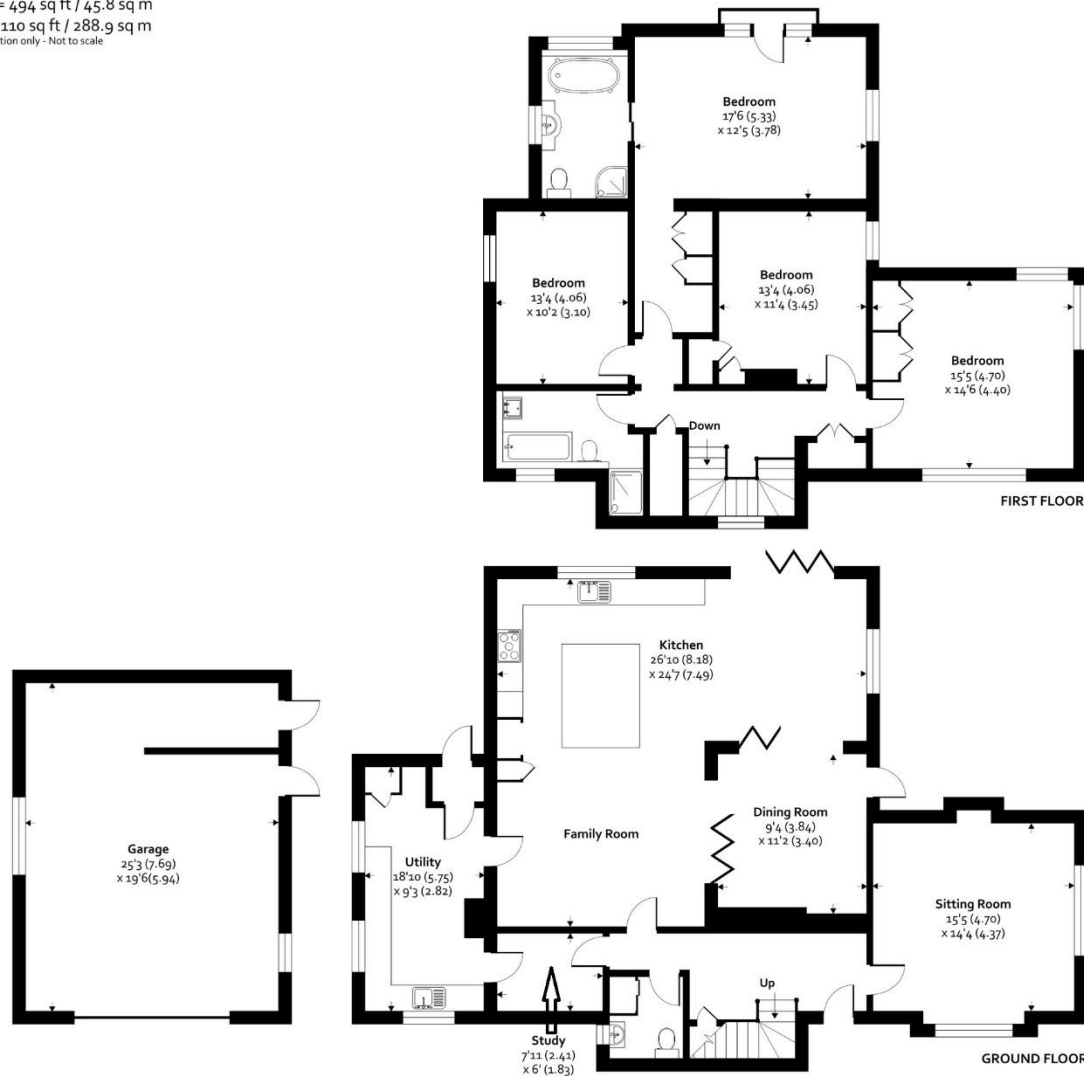
## Highclere, Larkhill, Wantage, OX12 8PJ

Approximate Area = 2616 sq ft / 243. sq m

Garage = 494 sq ft / 45.8 sq m

Total = 3110 sq ft / 288.9 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 2025. Produced for Green & Co. REF: 1254039

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link then please click on our attached PDF brochure and click on the link there.

### Utilities

Mains electricity. The water is fed from the reservoir at the top of Larkhill and metered at the property. Septic tank.

### Heating Type

Air-source heat pump to radiators controlled by a smart system with oil-fired back up.

### EER

D.

### Council Tax Band

G.

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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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