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Description

Offered for sale with no onward chain this beautifully presented four-bedroom detached residence, believed to date from 1910, sits on a generous plot in one of Wantage's most desirable locations. Just a short, level walk from the historic Market Place, the Church of Ss Peter & Paul, and Waitrose, this charming home seamlessly blends period character with modern enhancements made by the current owners in recent years. Inside, the property boasts three elegant reception rooms, a family bathroom, and characterful fireplaces in most rooms, including a superb wood-burning stove that creates a warm and inviting atmosphere. The mature, well-stocked gardens feature established shrub and herbaceous borders, offering a peaceful and private outdoor retreat, screened by mature trees. With convenient on-street parking at the front and no onward chain, this delightful home will be ready for move-in by early Summer 2025. We highly recommend a viewing to fully appreciate its charm, individuality, and exceptional location.

Location

One time 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. Didcot Parkway 45 mins to London. 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 Radly; The Dragon, Summerfields Headington and Magdalan College School in Oxford, Abingdon School together with St

Helen's and St Katharine's in Abingdon, many of which provide transport from Wantage.

what3words

w3w.co/hikes.gourmet.whirlwind.

Tenure

Freehold.

Ofcom

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

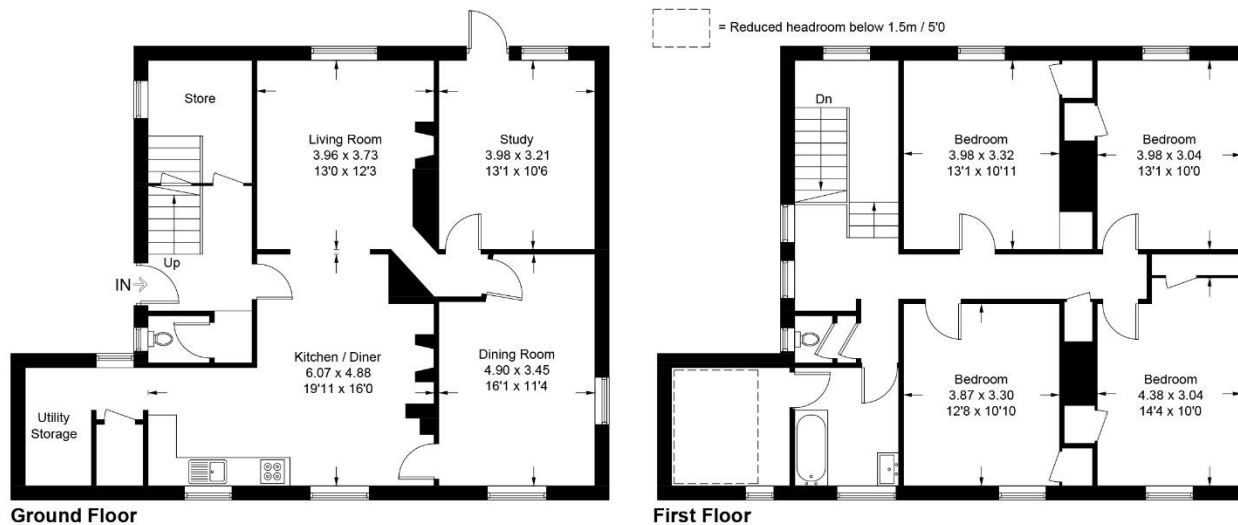




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29 Priory Road Wantage, OX12 9DD

Approximate Gross Internal Area = 178.8 sq m / 1924 sq ft
(Excluding Reduced Headroom)
Reduced Headroom Area = 4.6 sq m / 49 sq ft
Total = 183.4 sq m / 1973 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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.

Agents Note

This wonderful property oozes charm and character with many original features, including original Crittall framed windows.

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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.