

GREEN & CO

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RESIDENTIAL  
FOR SALE  
01332 751084  
www.greenand.co.uk







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## Description

This beautifully presented four-bedroom end-of-terrace property is tucked away from the road, offering a peaceful setting next to a non-play area residential green. The property boasts an exceptional, spacious kitchen diner with patio doors that open onto a decking area with lighting, perfect for enjoying evening sunsets in the westerly-facing garden. The garden also features recently replaced fencing, a slate path, and rear access. Inside, the ground floor includes a generous lounge, an entrance hall, a convenient W/C, and a large under-stairs cupboard providing ample storage. Upstairs, you'll find two double bedrooms both with fitted wardrobes, a good-sized third bedroom with fitted wardrobe, and a flexible fourth bedroom ideal for working from home. The large family bathroom features a corner bath with an overhead shower. At the front of the property, there is a brick, lockable shed, which provides additional storage or, as some neighbouring properties have done, the potential to be incorporated into the existing home, offering options like a utility room. There is a garage located in a nearby block, along with an abundance of parking. With just a footpath to the front and located only a short stroll from the Ofsted rated 'Outstanding' Stockham School, this property is a fantastic family home.

## 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.

### what3words

[w3w.co/laser.fairy.masterful](https://w3w.co/laser.fairy.masterful).

### Tenure

Freehold.

### Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk>.







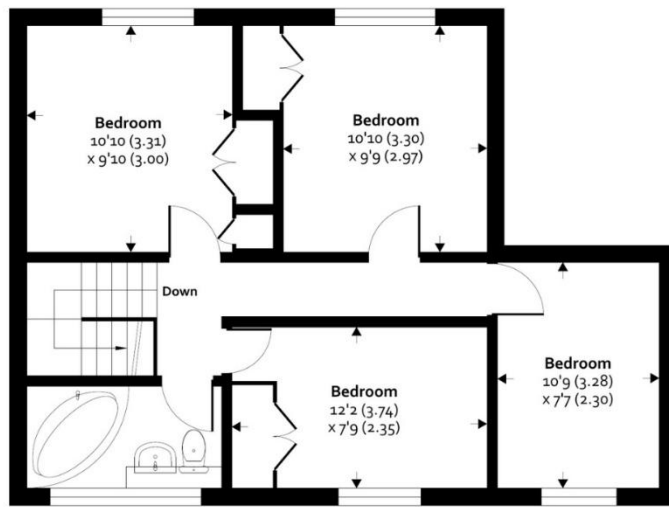


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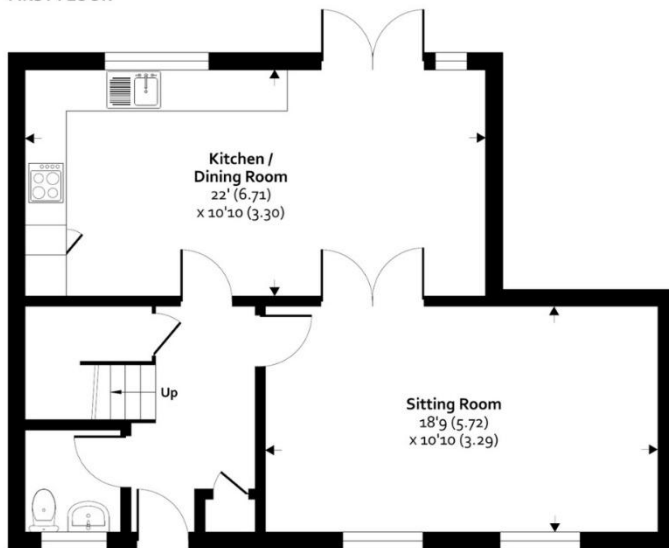


## 39 Stockham Park, Wantage, OX12 9HJ

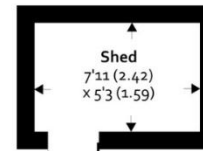
Approximate Area = 1152 sq ft / 107 sq m  
Garage = 139 sq ft / 12.9 sq m  
Outbuilding = 41 sq ft / 3.8 sq m  
Total = 1332 sq ft / 123.7 sq m  
For identification only - Not to scale



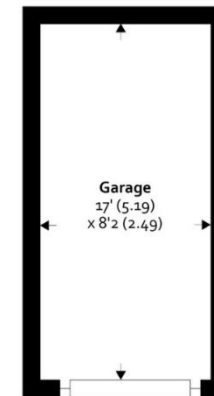
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



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: 1262262

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## Utilities

All mains services are connected.

## Heating Type

Gas fired central heating to radiators.

## EER

D.

## Council Tax Band

C.

## Agent's Note

The vendor of this property is an employee of Green & Co.

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e:sales@greenand.co.uk

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).