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Description

Willscot is a charming, purpose-built home constructed in 1953, blending traditional design and materials. Originally built for Dr. John Hawkey as both a residence and a general practice consulting room, the property has remained in the family all these years and is now owned by his daughter. In 2017-18, the house underwent thoughtful modernisation, including a redesigned and refitted kitchen and the addition of an extra bathroom on the first floor. A separate, brick-built double garage and workshop provide ample storage, and there is extensive parking on the gravelled in-out driveway. Set in a peaceful, secluded location, Willscot boasts uninterrupted views of the Downs and the Ridgeway. The expansive south-facing gardens, featuring mature shrubs and trees, extend to the front and rear of the property. Beyond the gardens, a grass paddock, a wildflower meadow, and a picturesque chalk stream, feeding into the Letcombe Brook. Altogether, the grounds extend to over 1.5 acres (0.62 hectares), creating a haven of natural beauty and tranquillity. Access from Manor Road is via a private lane shared with two homes - Folly Close and Little Orchard, along with the Football Club. With wonderful accommodation including five reception rooms, four bedrooms and two bathrooms, Willscot offers a unique blend of history, modern comfort, and natural beauty, making it a truly special home.

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

w3w.co/removable.oasis.serenade

Tenure

Freehold.

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.

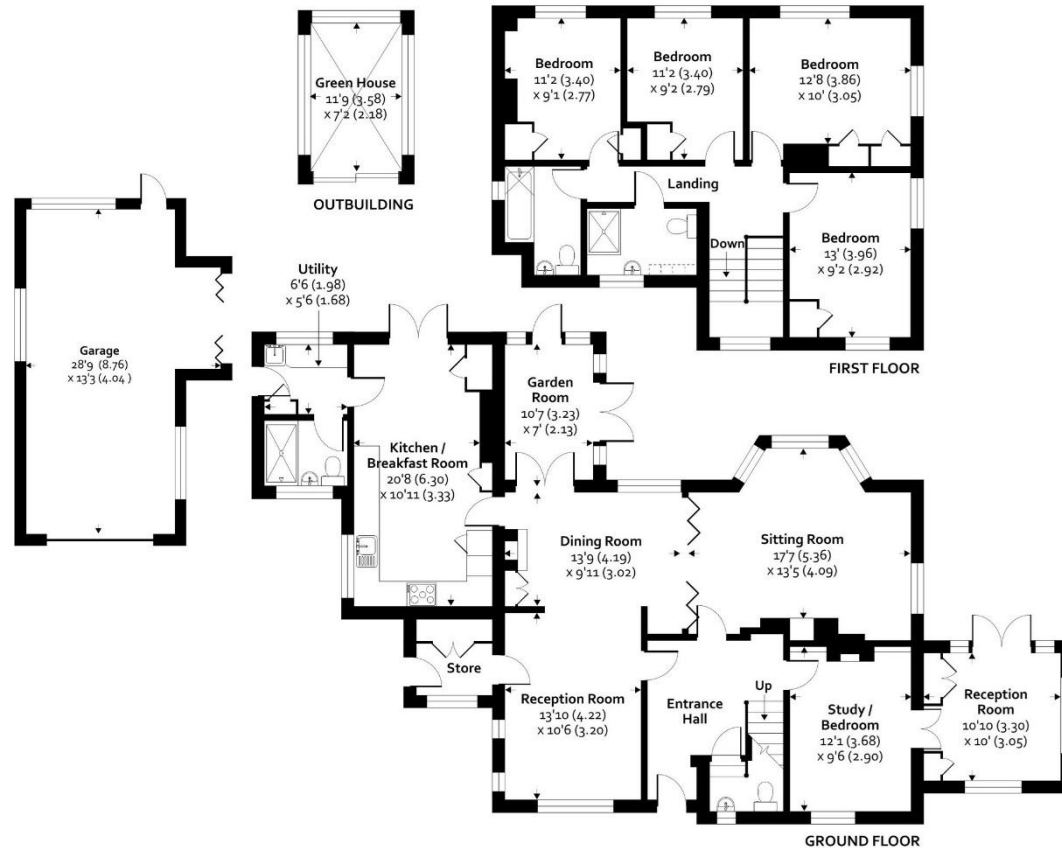




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Willscot, Manor Road, Wantage, OX12 8DW

Approximate Area = 2110 sq ft / 196 sq m
Including Limited Use Area(s) = 4 sq ft / 0.3 sq m
Garage = 420 sq ft / 39 sq m
Outbuilding = 83 sq ft / 7.7 sq m
Total = 2617 sq ft / 243.1 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). © nichcom 2025. Produced for Green & Co. REF: 1267802

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Utilities

All mains services are connected with the exception of foul drainage which is to a private septic tank located beneath the eastern entrance driveway and the front garden.

Heating Type

Gas fired central heating to radiators.

EER

D.

Council Tax Band

G.

33 Market Place, Wantage, Oxon, OX12 8AL

t:01235 763562

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

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