

GREEN & CO







GREEN &  
CO



### Description

Set just a short walk from the historic Market Place, this superb four-bedroom townhouse enjoys a prime position on one of the town's most sought-after residential streets, known locally as Downing Street. Built by Berkeley Homes to their popular Milton design, the property offers spacious and versatile accommodation arranged over three floors. Highlights include a stunning kitchen/family room, a large cloakroom, a comfortable sitting room, a family bathroom, and a luxurious master bedroom with ensuite facilities. The home boasts a high-quality specification throughout, true to Berkeley Homes' prestigious reputation, featuring a Nobilia kitchen with integrated appliances (fridge, freezer, dishwasher, washing machine, Bosch oven, hob, and microwave) and a tiled floor with underfloor heating. Bathrooms are fitted with stylish Villeroy & Boch sanitaryware, walk-in shower cubicles, and Amtico flooring, while high ceilings and thoughtful design create an airy and spacious feel. The property benefits from excellent storage, uPVC double glazing, and gas-fired central heating with a Megaflow system. Outside, there are two driveway parking spaces and a westerly facing rear garden, perfect for enjoying afternoon and evening sunshine. Offering modern living in a historic setting, this is a must-see home in a truly wonderful location.

### 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/firelight.supper.sampling](https://w3w.co/firelight.supper.sampling).

### Tenure

Freehold.

### Estate Service Charge

Estate service charge £232.84 per annum as of April 2023. We await the latest account.





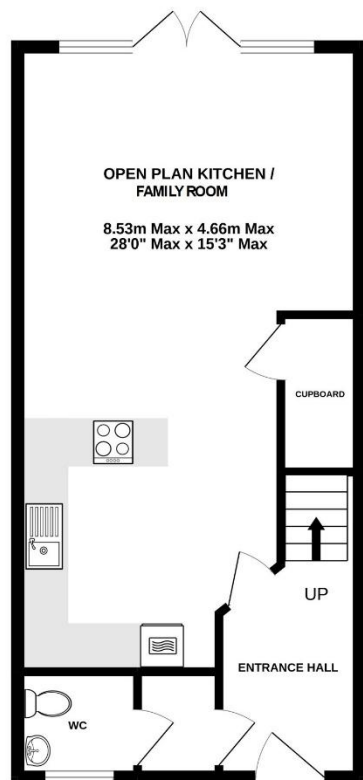




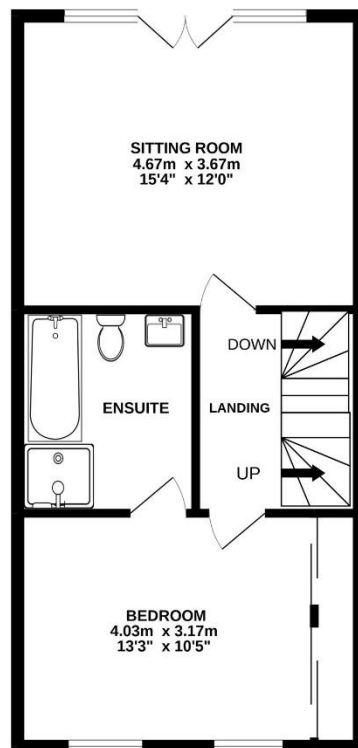
GREEN &  
CO



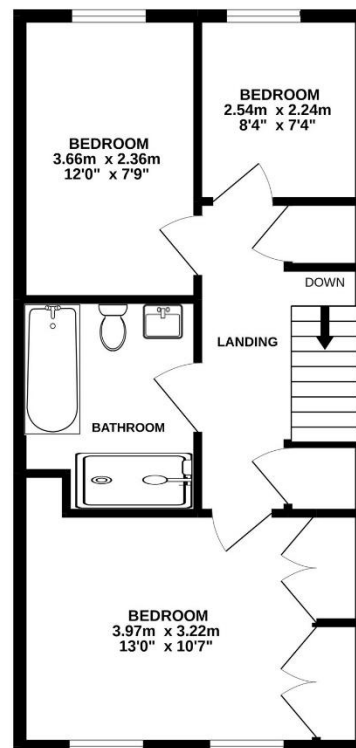
**GROUND FLOOR**  
47.2 sq.m. (508 sq.ft.) approx.



**1ST FLOOR**  
47.2 sq.m. (508 sq.ft.) approx.



**2ND FLOOR**  
47.2 sq.m. (508 sq.ft.) approx.



**59 ST GABRIELS WANTAGE OX12 8FL**

**TOTAL FLOOR AREA : 141.6 sq.m. (1524 sq.ft.) approx.**

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.  
Made with Metropix ©2022

## 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.

## Utilities

All main services are connected.

## Heating Type

Gas-fired central heating to radiators, with electric underfloor heating in the kitchen/ family room.

## EER

C.

## Council Tax Band

E.

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

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).