

GREEN & CO





Description

Situated in a sought-after residential area within easy reach of the town centre, this flexible and well-maintained two-bedroom detached bungalow offers comfortable single-level living with a range of appealing features. The property boasts a superb refitted kitchen complete with integral appliances, a modern and stylish shower room, and generously sized living spaces including a well-proportioned sitting room, a separate dining room, and a full-width conservatory ideal for year-round enjoyment. The former garage has been thoughtfully converted to provide a practical utility area and a separate workshop, enhancing the home's versatility. Outside, the beautifully landscaped south-facing rear garden offers a private and tranquil space, while the front provides ample off-street driveway parking. This attractive home is offered to the market with no onward chain, presenting an excellent opportunity for a smooth and swift purchase.

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. 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/crispy.accordion.chambers

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. If the subject property is a new build then please refer to the developer's specification.

Utilities

All mains services connected.





GREEN &
CO

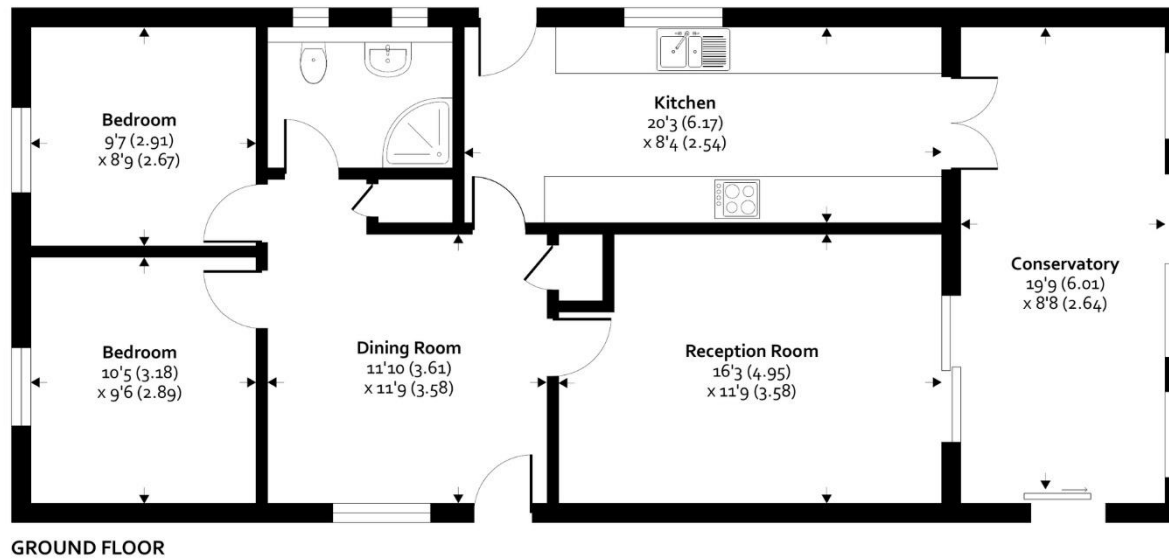
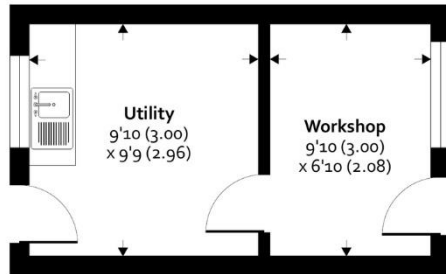
13 Segsbury Road, Wantage, OX12 9XP

Approximate Area = 972 sq ft / 90.3 sq m

Outbuilding = 168 sq ft / 15.6 sq m

Total = 1140 sq ft / 105.9 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: 1286697

GREEN®

Heating Type

Gas fired central heating to radiators.

EER

D.

Council Tax Band

D.

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 any way 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.