

GREEN & CO





GREEN & CO

Description

Situated in one of the town's most desirable residential areas and just a short stroll from the town centre, this delightful two-bedroom cottage enjoys a peaceful, traffic-free setting. Beautifully presented throughout, the property seamlessly blends character features with modern comforts. The accommodation begins with a welcoming entrance porch leading into a spacious dining room featuring a feature fireplace and exposed original roof timbers, adding warmth and character. The cosy sitting room, complete with a lovely open fire and attractive wooden surround, is perfect for relaxing evenings. The recently refitted kitchen is both stylish and functional, offering integrated appliances and convenient rear access. A modern downstairs shower room boasts a generous shower enclosure. Upstairs, the property offers two well-proportioned double bedrooms and a tastefully appointed family bathroom. Outside, the cottage benefits from a charming, well-stocked garden with a patio area and lawn, ideal for outdoor dining or relaxation. A versatile garden building with power and lighting provides the perfect space for a home office, studio, or hobby room. In addition to the on-street parking, there is permit parking available nearby exclusively for Belmont residents. This enchanting cottage offers a rare opportunity to enjoy tranquil living in a central and sought-after location. Early viewing is highly recommended.

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/twisting.scary.mainly](https://www.what3words.co.uk/twisting.scary.mainly)

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.

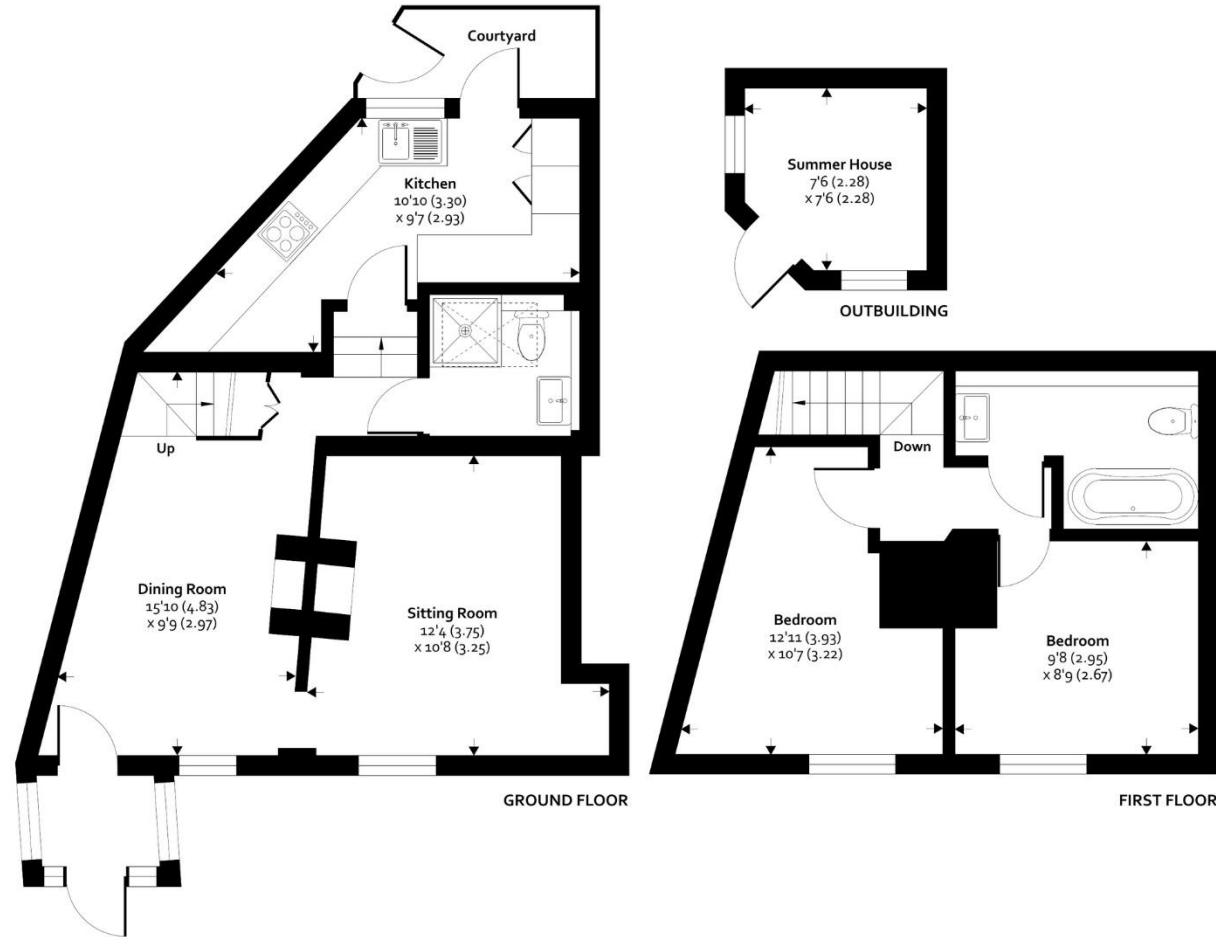




GREEN &
CO

24 Belmont, Wantage, OX12 9AS

Approximate Area = 786 sq ft / 73 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 838 sq ft / 77.8 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: 1311013

GREEN®

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

D.

Council Tax Band

D.

Other Material Information

The current land registry plan will be subject to a slight boundary change but is clearly represented when viewing the property.

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.