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Description

Situated in the heart of Charlton Village, this superb four-bedroom detached family home presents a rare opportunity to acquire a distinctive residence in a sought-after location. Just a short walk from Holy Trinity, Charlton, local shop, amenities, and the highly regarded Charlton Primary School, the property combines generous living space with an enviable lifestyle. The ground floor accommodation includes a welcoming entrance hall, a spacious living room, a well-appointed kitchen/breakfast room, a versatile second reception/dining room, ideal for entertaining, family life, or home working and a cloakroom. Upstairs, there are four bedrooms and a modern family bathroom. Externally, the property benefits from a private, enclosed rear garden with mature trees and established planting, providing a tranquil outdoor space with side access to the front. A detached single garage with an inspection pit and off-street parking both add further convenience. Offered for sale with no onward chain, we strongly recommend a viewing to appreciate the period charm and character of this lovely 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 Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, 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.

what3words

w3w.co/remix.qualify.questions.

Tenure

Freehold.

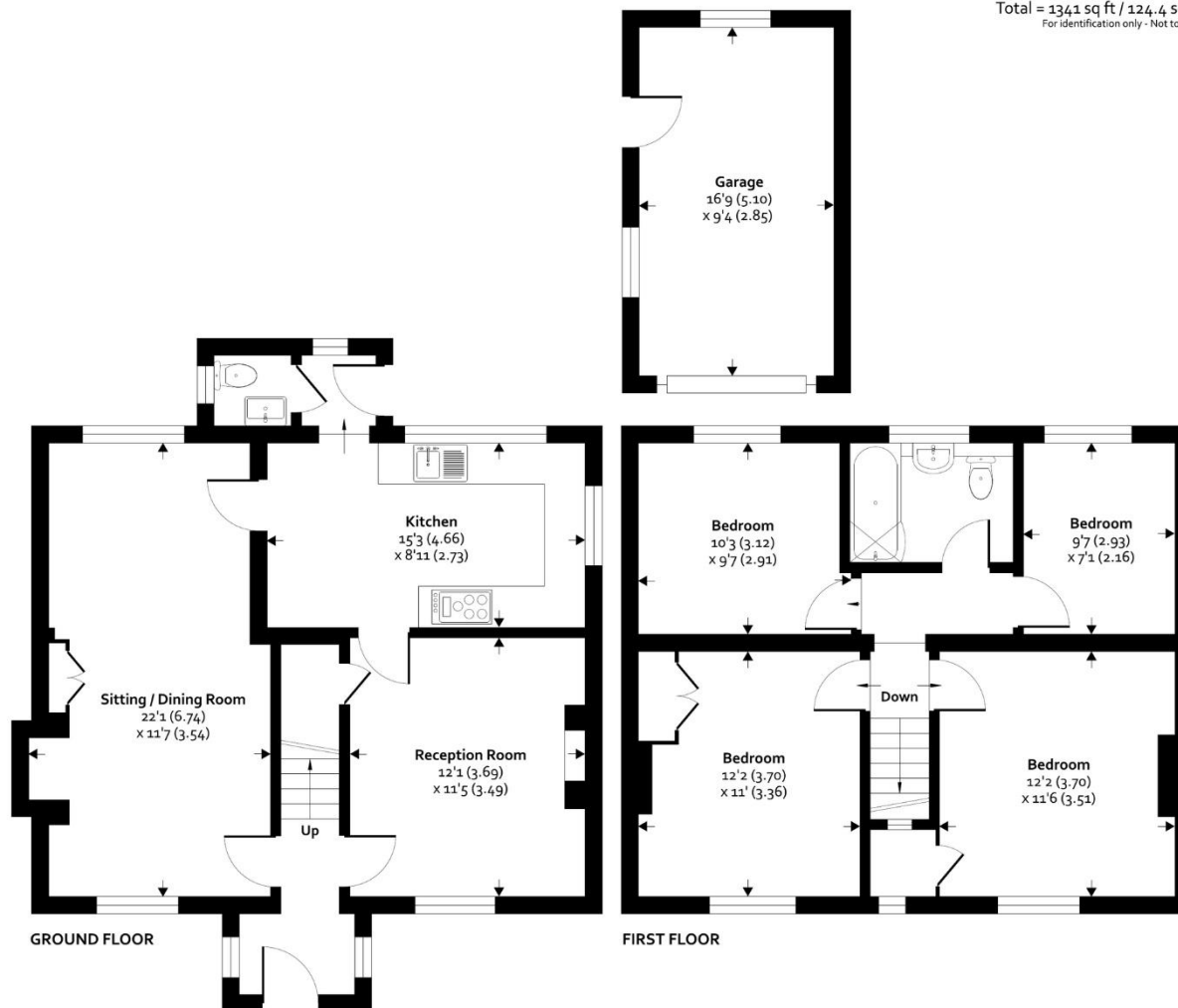




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Charlton Village Road, Charlton, Wantage, OX12 7HQ

Approximate Area = 1185 sq ft / 110 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1341 sq ft / 124.4 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: 1332137

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Utilities

All main services are connected.

Heating Type

Gas-fired central heating to radiators.

EER

D.

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 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

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