

GREEN & CO





GREEN &
CO

Description

Ideally located just a short walk from the town centre, this generously proportioned four-bedroom townhouse is arranged over three floors and offers versatile living space perfect for families or professionals alike. The ground floor features a bright and spacious kitchen/breakfast room with doors opening onto a fully enclosed rear garden—ideal for entertaining or enjoying outdoor dining. A separate dining room provides additional reception space, while a convenient cloakroom with W.C. completes the layout. On the first floor, you'll find a well-appointed sitting room and master bedroom with fitted wardrobes and an en-suite shower room. The top floor comprises two further double bedrooms, a single bedroom ideal as a home office or nursery, and family bathroom. Additional benefits include a nearby garage and allocated parking space, as well as the rare advantage of being offered to the market with no onward chain. Early viewing is highly recommended to appreciate the space, layout, and superb location this home offers.

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/lookout.losing.slopes](https://www.what3words.co/lookout.losing.slopes).

Tenure

Freehold.

Ofcom

For broadband speeds and mobile coverage 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.





GREEN & CO

8 Pickering Row, Garston Lane, Wantage, OX12 7DX

Approximate Area = 1242 sq ft / 115.3 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: 1329203

GREEN

Utilities

All mains services are connected.

Heating Type

Gas-fired central heating to radiators.

EER

C.

Council Tax Band

C.

Other Material Information

The garage is leasehold and subject to a nominal annual fee. Terms and fee to be confirmed.

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.