

GREEN & CO





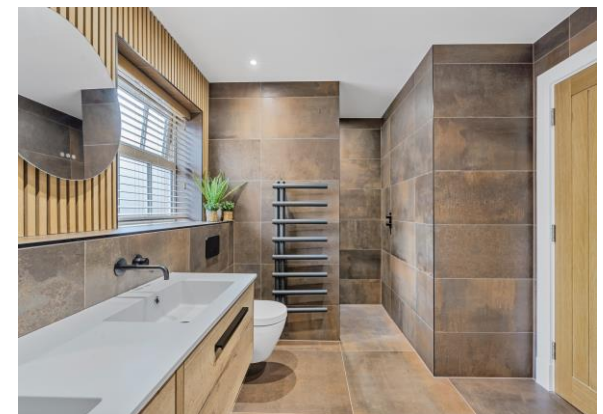
GREEN & CO

Description

Beautifully presented and set in one of the town's most sought-after locations, this exceptional five-bedroom detached home is just a short stroll from the town centre, offering both convenience and luxury living. Finished to an outstanding standard throughout, this superb property features a bright and airy open-plan family kitchen, complete with a central island and bi-fold doors opening onto the landscaped, south-facing garden—perfect for entertaining. Additional ground floor accommodation includes a formal sitting room and a purpose-built study/home office. Upstairs, the spacious master bedroom benefits from fitted wardrobes and a contemporary en-suite bathroom. Two further double bedrooms and a stylish family bathroom complete the first floor. The top floor offers two generous double bedrooms, each with private dressing areas, and a further modern shower room—ideal for guests or growing families. Externally, the beautifully landscaped garden boasts a large decking area and elegant, modern planting, all within a private and peaceful setting. A superb double garage with power and lighting, along with ample driveway parking, completes this exceptional offering. This is a truly special home that must be viewed to be fully appreciated.

Location

Once a winner of the Great British High Street award and recognised by The Sunday Times as a gem of Oxfordshire, 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/cheesy.desks.including.

Tenure

Freehold.

Estate Service Charge

Last quarter service charge of £224.49 ending 31/03/25.





GREEN &
CO

Woodlands Brook, Wantage, OX12 8FS

Approximate Gross Internal Area = 3062 sq ft / 284.46 sq m

Garage = 413 sq ft / 38.36 sq m

Total = 3475 sq ft / 322.82 sq m



Illustration for identification purpose only, measurements approximate, and not to scale.

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 mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

B.

Council Tax Band

G.

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.