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Description

Occupying an elevated position with some of the most captivating views in the area, this detached bungalow is set within a generous plot of just under one acre (0.4 hectares) in the National Landscape (formerly AONB). South Charlton Farm enjoys a rare and highly desirable setting, with open vistas and a sense of privacy that is becoming increasingly difficult to find. Approached via its own driveway and positioned toward the rear of the plot, the bungalow offers a wonderful canvas for those seeking to create a home tailored to their own vision. While the property is currently habitable, it would undoubtedly benefit from comprehensive refurbishment and, subject to the necessary consents, lends itself beautifully to extension or redevelopment to take full advantage of the spectacular surroundings. The location combines rural tranquillity with excellent convenience, being within easy reach of the historic Market Place in Wantage, with its array of independent shops, cafés and amenities, as well as the scenic Ridgeway, a haven for walkers and outdoor enthusiasts. Properties of this nature and in such a position rarely become available, making South Charlton Farm an exceptional opportunity for those looking to establish a family home in one of Oxfordshire's most picturesque and sought-after landscapes. A viewing is strongly recommended in order to fully appreciate the setting, the scope, and the unique potential that this remarkable property has to offer.

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.

Ofcom

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what3words

w3w.co/coping.tangent.extend.

Tenure

Freehold.

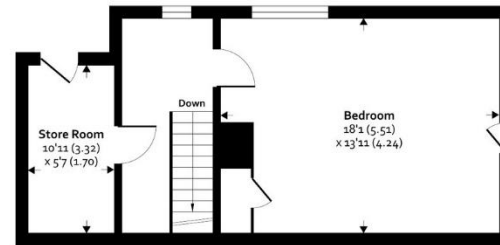




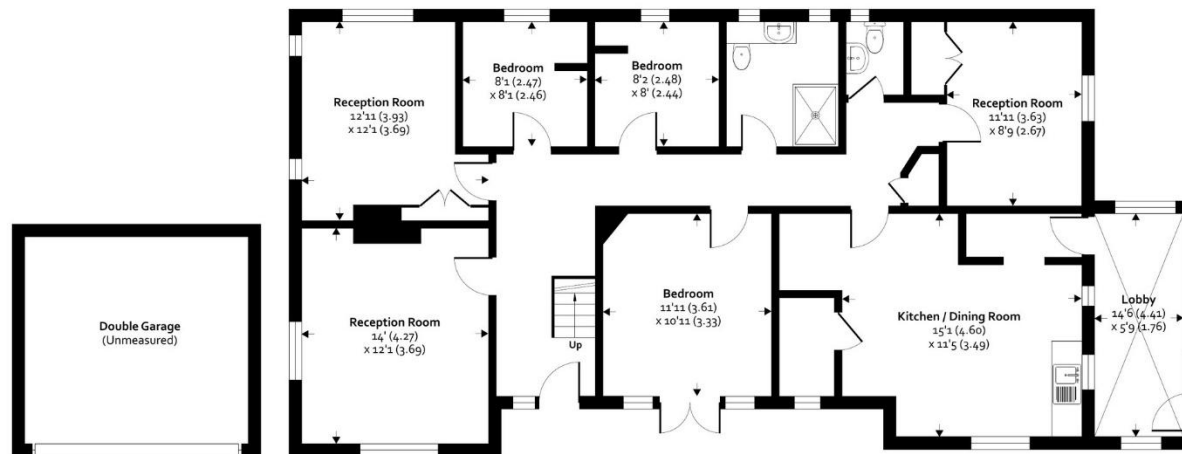
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South Charlton Farm, Larkhill, Wantage, OX12 8PL

Approximate Area = 1799 sq ft / 167.1 sq m (excludes garage)
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Green & Co. REF: 1348288

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Utilities

Mains electricity, water and a septic tank.

Heating Type

LPG Calor gas-fired central heating to radiators.

EER

F.

Council Tax Band

G.

Material Information

Planning permission has been granted for the conversion of a barn to the north. The property requires refurbishment, and some of the original Crittall windows remain in situ. There is asbestos present in the property. The property was underpinned in 2004.

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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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