

GREEN & CO





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Description

Combining character and charm with a stunning modern twist, this beautifully renovated two-bedroom, two-bathroom period apartment sits proudly in one of Wantage's most iconic buildings, right in the heart of the Market Place. Recently refurbished to an exceptional standard, the property showcases a wealth of delightful features including marble worktops, exposed beams, engineered wood flooring, and elegant wooden sash windows — all perfectly complementing the home's historic character. Accessed via a communal ground-floor entrance with a staircase leading up, the apartment opens into a spacious dual-aspect kitchen/living area, boasting high ceilings, exposed beams, and integrated appliances. The master bedroom offers generous proportions, two built-in wardrobes, and a stylish en-suite bathroom. The second bedroom also includes fitted storage and is served by a separate, contemporary shower room. This unique home perfectly balances period elegance with modern comfort — an ideal town-centre retreat for professionals, downsizers, or anyone seeking character-filled living in a vibrant market town. With no onward chain, this is a must-see property.

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/boarding.blinks.breakaway.

Tenure

Leasehold. 150 years from 01/01/2015.

Service Charge

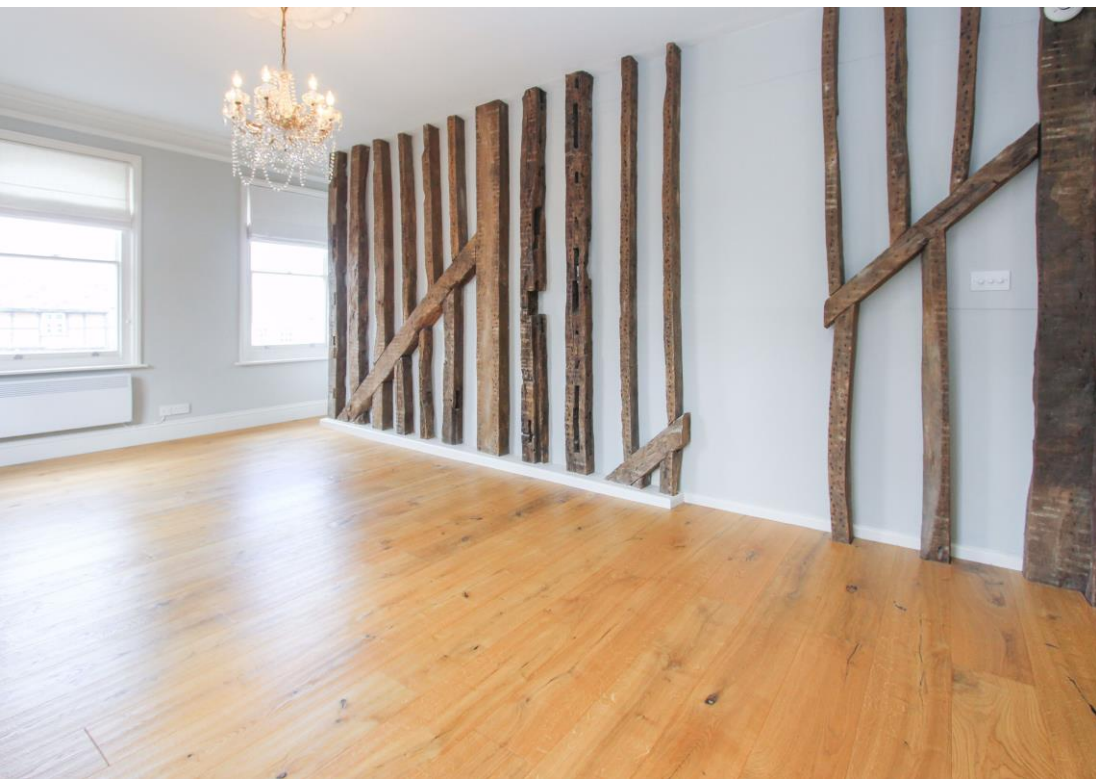
The vendor informs us of an annual service charge of £100, with the owner responsible for an additional 12.5% of any building maintenance.

Ground Rent

£50 per annum.

Utilities

Mains electricity, water, and drainage.

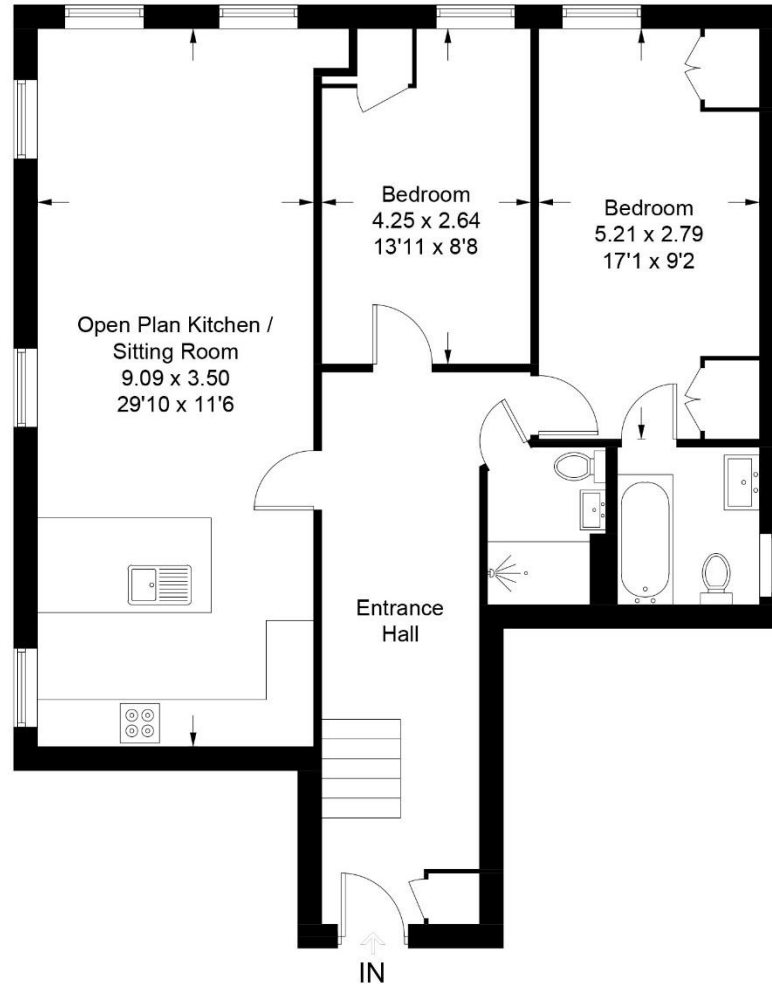




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Flat 4 11-12 Market Place

Approximate Gross Internal Area = 85.0 sq m / 915 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.

Heating Type

Electric heating throughout.

EER

E.

Council Tax Band

C.

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.