

GREEN &
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£340,000 41 Hampden Road, Wantage, Oxfordshire, OX12 7DP, UK

Freehold



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A unique two-bedroom detached home, pleasantly positioned within a popular residential area and enjoying views over an attractive green. The property welcomes you with a spacious entrance hall featuring a cloakroom and W.C. The ground floor offers a bright, open-plan sitting and dining area with French doors opening onto the rear garden, seamlessly flowing into a contemporary fitted kitchen. To the first floor are two well-proportioned bedrooms, including a generous master bedroom, alongside a stylish family shower room. Externally, the property benefits from a fully enclosed rear garden with patio area, pedestrian side access, and driveway parking for two vehicles.

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Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services connected.

Heating Type. Gas fired central heating to radiators.

Location.

Wantage is a welcoming, well-connected Market Town that combines modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and Swindon.





A lively Market Place, packed with a mix of familiar names and independent shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers space to explore, play, and grow. It's a Town where heritage, safety, and community spirit come together, making everyday family life feel both easy and inspiring. Families benefit from an excellent local education network. King Alfred's Academy leads secondary provision as part of the Cambrian Learning Trust, working closely with respected local primaries, including Charlton, Wantage CofE, and those not in the Trust at Stockham Primary School, and Wantage Primary Academy.

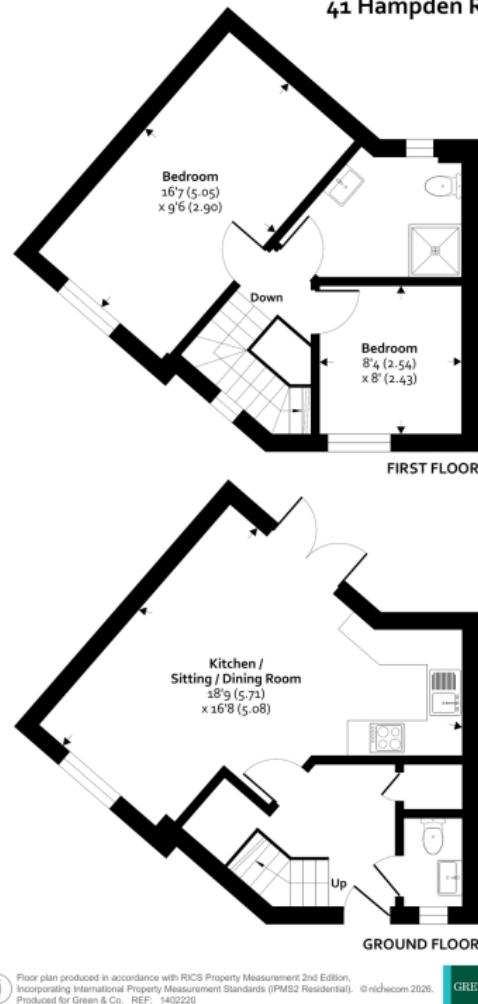




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Approximate Area = 785 sq ft / 72.9 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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