



DOUGLAS & SIMMONS



42, Stockham Park,  
Wantage, Oxfordshire



# 42 Stockham Park, Wantage, Oxfordshire, OX12 9HQ

## Guide Price £295,000 Freehold

This tidily presented end terrace house offers a delightful living space with three generous bedrooms, perfect for a growing family or those in need of extra space for home working.

• Exclusive edge of green location • Private and serene low maintenance gardens • Light and airy accommodation • Garage close by with extra parking in front of the garage • First floor bathroom • 3 good sized bedrooms • Downstairs WC • Near to good primary and secondary schools • Gas central heating & double glazing • Handy outbuilding



### LOCATION

The vibrant town of Wantage offers a variety of dining options, artisan shops, and historical landmarks to explore. Renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).



## DESCRIPTION

This tidily presented end terrace house offers a delightful living space with three generous bedrooms, perfect for a growing family or those in need of extra space for home working.

Situated in the ever popular Stockham area of the vibrant twice weekly market town of Wantage, this property boasts a convenient location with easy access to local amenities and schools and is furthermore pleasantly positioned adjacent to a small green.

The property features a bathroom on the first floor and the convenience of a ground floor WC, with a comfortably sized bright and airy living/dining room with full length glazing, and a separate kitchen.

There are thoughtfully designed, low-maintenance gardens, which to the rear offer a peaceful and private space, with a handy outbuilding to the front.

The property also offers a garage handily located close by, with additional parking at the front of the garage.

The property's end terrace position ensures added privacy and a sense of exclusivity, perfect for family or hosting friends in the spacious outdoor area.

### SERVICES

All mains services connected.  
EER-C.

## FLOOR AREA

1186.00 sq ft

Vale of White Horse District Council  
COUNCIL TAX BAND C



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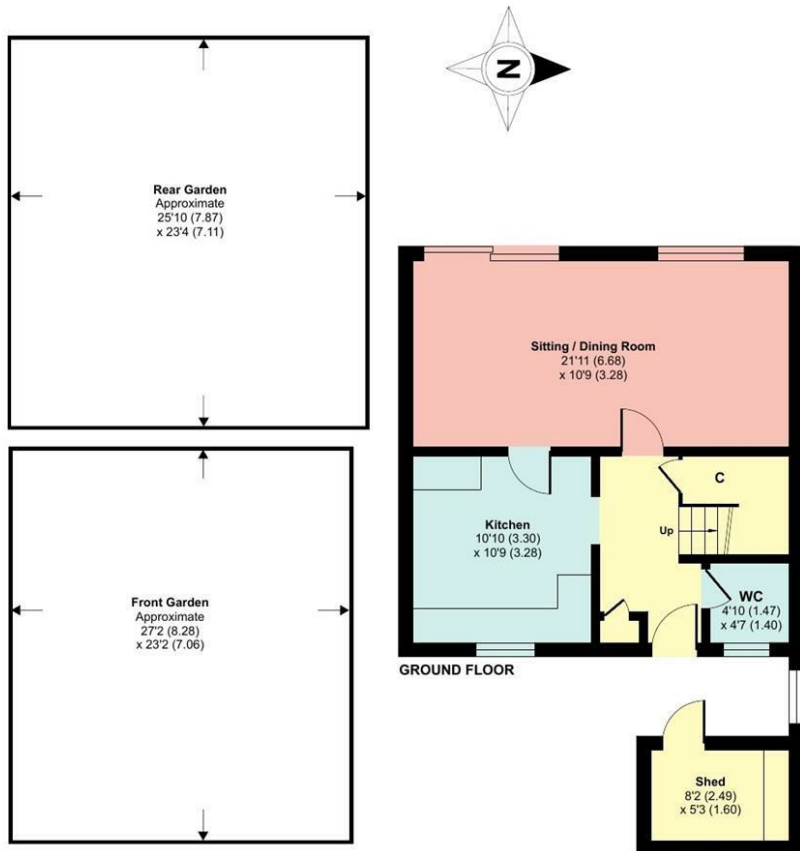
Approximate Area = 998 sq ft / 92.7 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1186 sq ft / 110 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## DIRECTIONS TO OX12 9HQ

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Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

### Important Notice

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5. All measurements are approximate. GRD/RD 06.2024

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
Douglas and Simmons



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