



DOUGLAS & SIMMONS

26, Priory Orchard,  
Wantage, Oxfordshire



## 26 Priory Orchard, Wantage, Oxfordshire, OX12 9EL

Guide Price £310,000 Freehold

First time to the market since 1994, this tidily presented and well cared for three bedroom terraced house, situated in a very quiet and idyllic location within a very short distance from Wantage market Place.

- Three Bedrooms • Family Bathroom • Downstairs WC • No Onward Chain • Separate Living Room • Dining Room



### LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', 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.40mins)



## DESCRIPTION

DUE TO INCREASED INTEREST WE WILL BE ASKING FOR BEST AND FINAL BIDS ON THIS PROPERTY ON THURSDAY 30TH OCTOBER, MIDDAY, 2025

First time to the market since 1994, this tidily presented and well cared for three bedroom terraced house, situated in a very quiet and idyllic location within a very short distance from Wantage Market Place.

The property is offered for sale with the benefit of no ongoing chain and major features of note include a living room with a separate dining area, a kitchen and downstairs WC to the first floor. There are three bedrooms and a bathroom.

Outside there are gardens to the front and rear, parking can be found in the nearby courtyard at the front of the property and there is also a garage in a nearby block.

### EER-C

#### Other Material Information:

- Ofcom checker indicates good mobile availability outdoor and variable in home for EE and good outdoor availability for O2, Three, and Vodafone
- Ofcom checker indicates Standard, Superfast and Ultrafast is available at the property
- Government Portal lists this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property

## FLOOR AREA

979.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





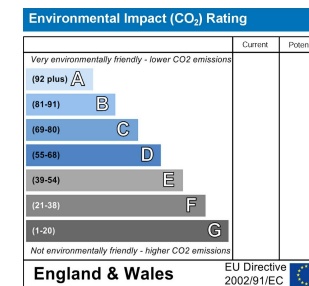
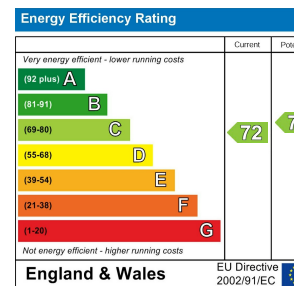
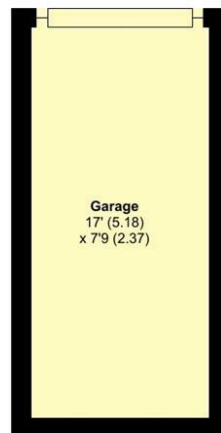
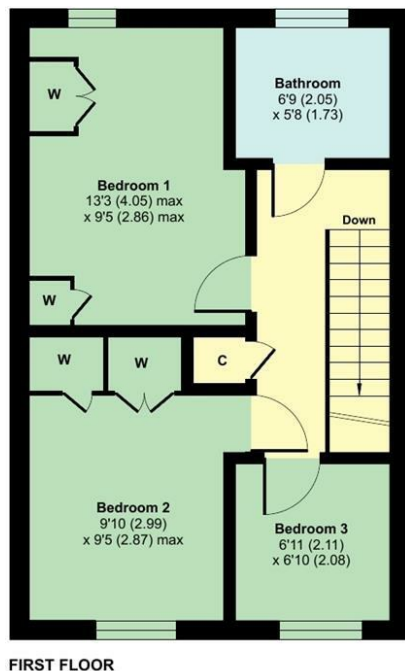
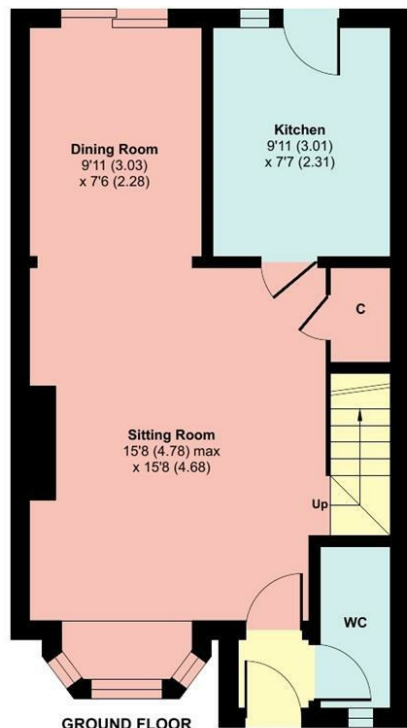
## Priory Orchard, Wantage, OX12 9EL

Approximate Area = 847 sq ft / 78.6 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 979 sq ft / 90.8 sq m

For identification only - Not to scale



### DIRECTIONS TO OX12 9EL

what3words:///surprises.model.sweeper

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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

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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