



77 Charlton Road
Wantage | Oxfordshire | OX12 8HJ

FINE & COUNTRY

77 CHARLTON ROAD

A spacious five bedrooms detached family home with two en-suites, a luxury bathroom, three reception rooms, and generous ground floor space. Enjoy a 100ft garden with decking and vegetable area. Ample driveway parking. Perfect for modern family living.





GROUND FLOOR

Set well back from the road, this beautifully presented home welcomes you with a charming entrance porch featuring a tiled floor and door leading into a spacious hallway. The hall benefits from elegant wooden flooring, a radiator and a generous walk-in storeroom – perfect for coats, shoes, and additional storage.

From the hallway a door opens into the expansive living/dining room, a bright and versatile space with a large front-facing window and a classic Adams style fireplace with a working fire. Double bifold doors connect this room to the study, which in turn opens into a stunning Lounge room measuring approximately 25'2" x 15'0" ft. This room offers serene views over the beautifully landscaped garden and includes sliding double glazed doors to a side patio and raised rear decking – ideal for alfresco dining and entertaining.

Accessed through double doors from the living/dining room, the stylish and modern kitchen features light-coloured base and wall units, a central island with integrated storage, tiled splashbacks and a Rangemaster cooker with matching extractor hood. There is ample space under the counter for both a dishwasher and a fridge. A secondary door connects the kitchen to the entrance hall for added convenience.

An internal door leads to a practical inner hallway, offering floor-to-ceiling storage units that match the kitchen cabinetry. From here you'll find a well-appointed utility/laundry room with a sink, space for both a washing machine and tumble dryer, additional cabinetry and the gas central heating boiler with programmers. A separate modern cloakroom with WC and tiled walls is also accessed via the inner hall.

Further along an external side door provides access to the garden, while another internal door opens into a storeroom—perfect for a chest freezer and additional shelving. This area also gives direct access to the rear of one of the two integral garages, both of which are equipped with electric roller doors, side-by-side layout, a dividing wall, a window, and the property's electricity consumer unit.





SELLER INSIGHT

“ When we first saw 77 Charlton Road, we knew it was going to be a stretch for us — but we also knew it was the perfect place for our young family to grow. With three little ones (aged 5 and twins at 2.5 at the time), we needed space not just to sleep but to play, study, and welcome our extended family. The location sealed it for us — easy countryside walks, quick access to Wantage, and local schools nearby made it the obvious choice.

What we've loved most is how adaptable the house is. Over the years, it's been the perfect setting for children's parties, big birthday celebrations, Boxing Day BBQs, and even a millennium New Year's Eve party complete with a river of fire and a sunrise walk to the Ardington stones! This home wasn't just a place to live — it's been the backdrop to some of our most precious memories.

Inside, the summer lounge is our favourite spot — it's light, relaxed, and perfect for lazy afternoons. Outside, the decking has been our go-to space for BBQs, parties, or just soaking up the sun while the kids played.

As life moves on, the house has become bigger than we need, and it's time for a new chapter. It's bittersweet, but exciting too — because this home is ready for another family to fall in love with it, just like we did. It deserves to be filled with life, laughter, and a little bit of adventure.*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

A spacious landing leads to five beautifully proportioned double bedrooms, each thoughtfully designed to provide comfort and style. The impressive principal suite enjoys tranquil views over the rear garden and benefits from a contemporary en suite shower room, complete with a corner shower cubicle, heated towel rail, extractor fan and shaver point.

Adjacent lies a luxurious guest suite of comparable quality, offering the perfect retreat for visitors or extended family.

Three further double bedrooms, two of which measure a favourable 20'8" x 10'8" and 17' 2" x 9'0" this really provides ample bedroom accommodation and space for family living. The smallest of the bedrooms easily accommodating a double bed and featuring built-in wardrobes. These rooms are served by a high-specification family bathroom boasting a spa bath, separate double shower, WC, wash hand basin, heated towel rail and shaver point—ideal for busy households or moments of relaxation. A well-appointed airing cupboard, housing the hot water tank, completes the upper floor.









OUTSIDE

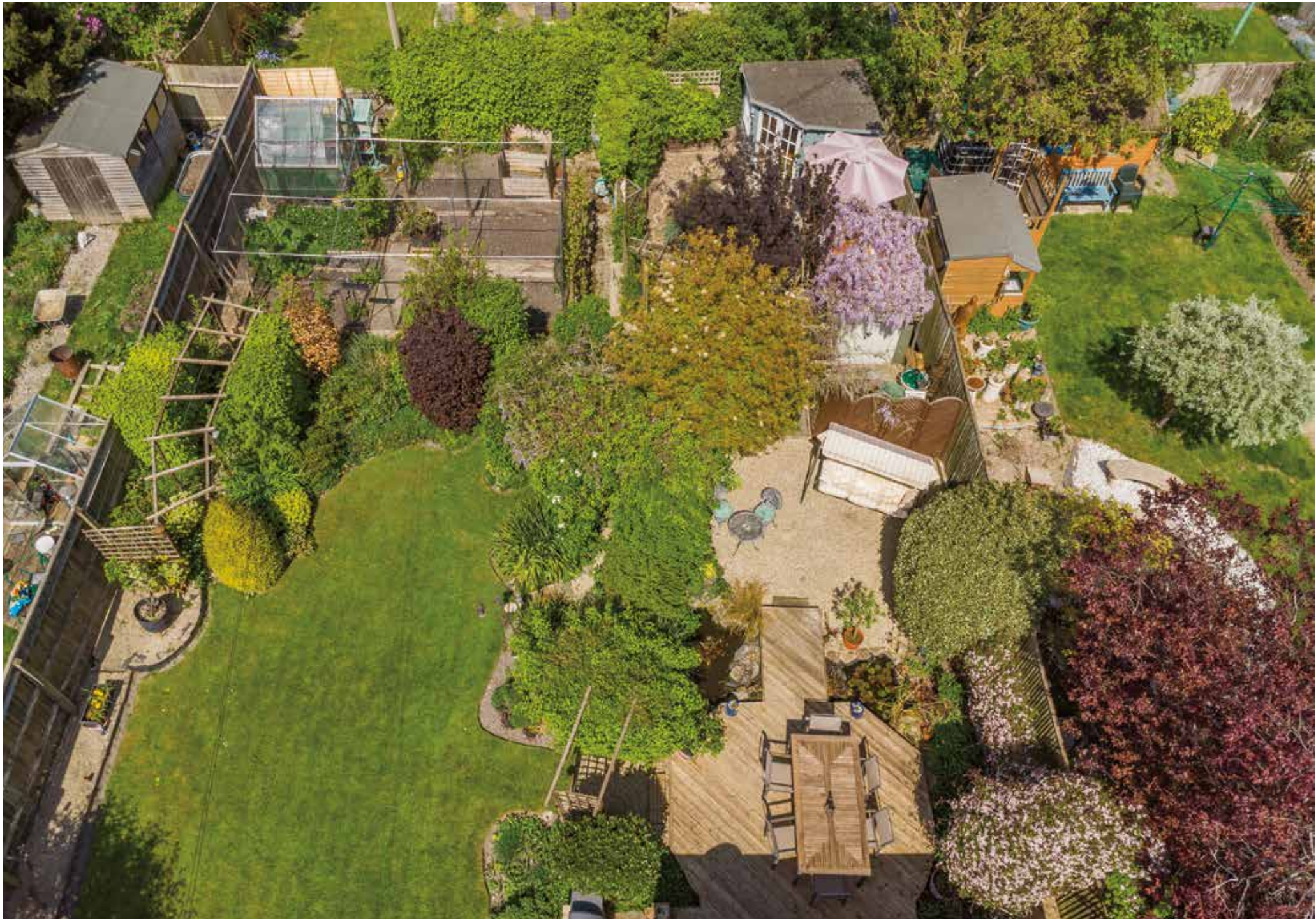
The front of the property is screened from the road by a substantial hedge complemented by a combination of fencing and low-level Cotswold stone walling that defines the boundaries. The driveway features attractive hard landscaping with block paving along with a gravelled area to the side. A well-planted border with established shrubs adds character, though this space could easily be converted to offer additional off-road parking if desired.

Access is available on both sides of the property. One side features a water tap, while the other is gated with an archway and includes outside sockets and a storage shed, all enclosed with fencing for privacy.

To the rear a charming patio area is framed by trellis and mature planting including a beautiful camellia bush and several small ponds, along with a large raised rear decking leading straight from the lounge through double sliding doors – ideal for alfresco dining and entertaining. To the lawns, and rear to the summerhouse, and vegetable/fruit growing area. Raised borders provide space for planting and a summer house sits in the far bottom corner of the garden. The grounds are further enhanced by dedicated fruit and vegetable cages along with composting areas and a water supply, ideal for keen gardeners.











LOCATION

Wantage: A Historic Market Town with Modern Appeal

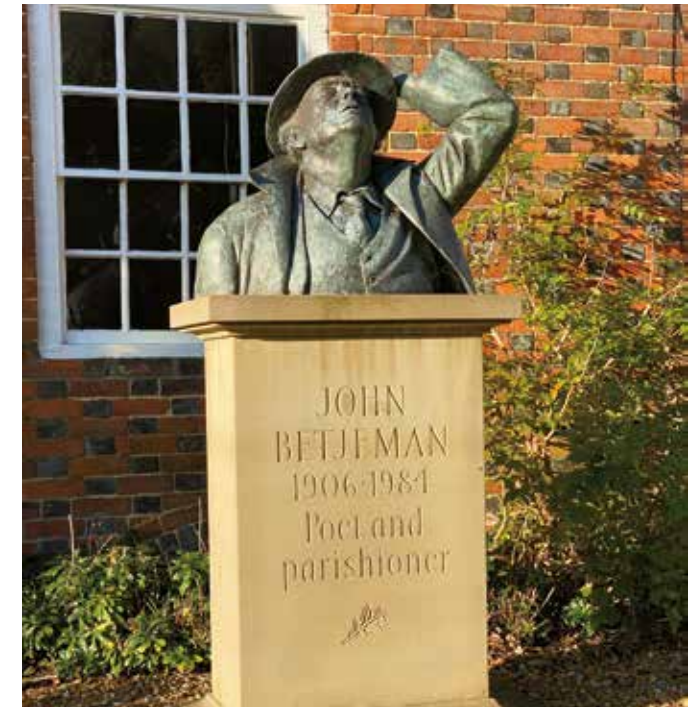
Wantage is a charming market town, distinguished by its oval-shaped central market place proudly featuring the statue of King Alfred the Great. At one end the historic Church of St Peter and St Paul adds to the town's quintessential character. Ideally situated, Wantage offers excellent connectivity to nearby towns including Abingdon, Didcot, and Oxford.

Nestled in the picturesque Vale of the White Horse and close to the ancient Ridgeway, the town boasts a rich heritage dating back to King Alfred's time. The surrounding countryside offers a wealth of walking and cycling opportunities, making it a haven for nature lovers.

Wantage is home to a vibrant and welcoming community, with a wide range of amenities. These include several primary schools, a leisure centre with swimming pool, newly upgraded tennis facilities in Manor Park, expansive playing fields, and a variety of churches. Residents also enjoy an appealing selection of both independent and national coffee shops and tea rooms. For daily essentials, both Sainsbury's and Waitrose supermarkets are located in the town.

The area is renowned for its excellent educational opportunities, with a broad selection of state and independent schools nearby. These include St Hugh's, Cokethorpe, King Alfred's Academy, Abingdon School, Radley College, and St Helen & St Katharine, among many others.

For commuters, Wantage offers convenient access to the M4 at Junction 14, approximately 12 miles away. Didcot Parkway station is just 9.1 miles from the town, providing regular high-speed services to London Paddington in around 40 minutes. Heathrow Airport is also within easy reach—approximately 49 miles away, taking about 1 hour and 10 minutes by car via the M4.



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G £4094.00 per year.

EPC: C

Property construction: Standard construction

Electricity supply: Mains

Water supply: Mains

Drainage & Sewerage: Mains

Heating: Gas central heating

Broadband: FTTH/FTTP Broadband connection available. Ultrafast broadband services are available in the area, offering download speeds of up to 1,000 Mbps and upload speeds up to 100 Mbps. Providers such as Gigaclear and Virgin Media offer these services, though availability may vary by exact address. We advise you to check with your provider.

Mobile signal/coverage: 5G mobile signal is available in the area. According to Ofcom's Mobile Coverage Checker, the area has good outdoor mobile coverage across major UK networks, including EE, O2, Three, and Vodafone. Indoor coverage may vary depending on the provider and specific location within the property. We advise you to check with your provider.)

Parking: Off road parking for six cars.

Local Authority: VOWHDC

Special Notes: For any other information not featured please ask the agent before appointing a viewing. guy.simmons@fineandcountry.com

Directions: what3words location: [:///conquests.powering.drummers](https://www.what3words.com/lookup/:///conquests.powering.drummers)

Postcode for Sat Nav: OX12 8HJ.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number + 44(0) 7789275716

Website

For more information visit: www.fineandcountry.co.uk

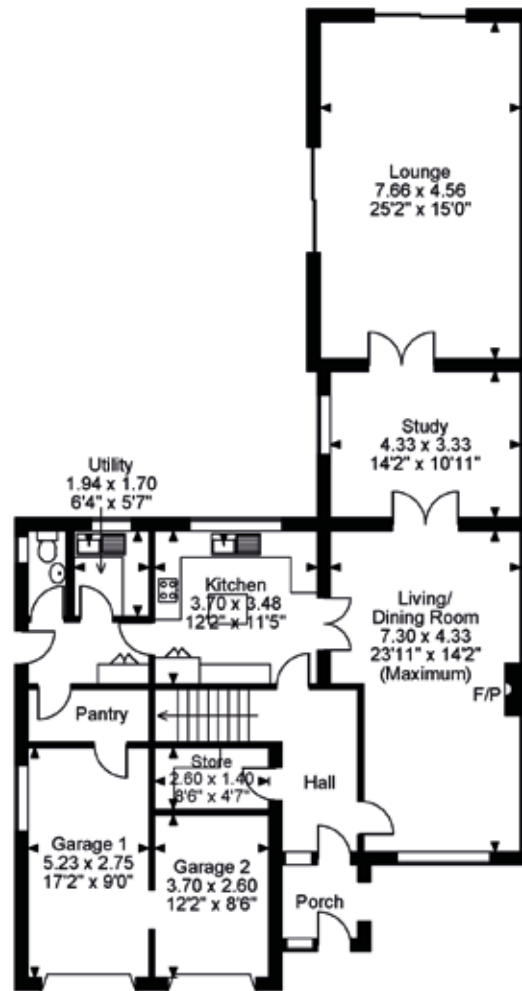
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

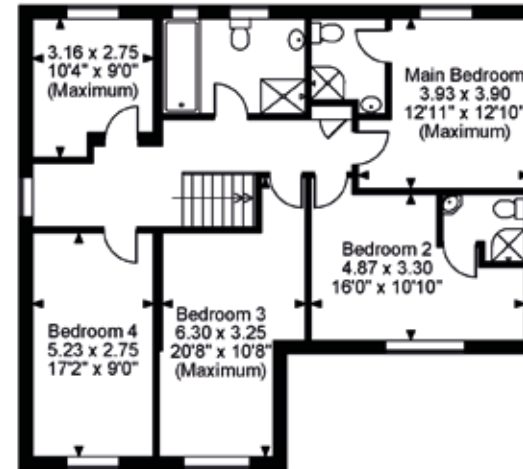
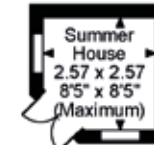
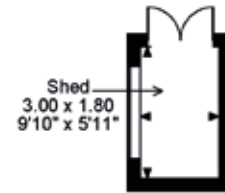
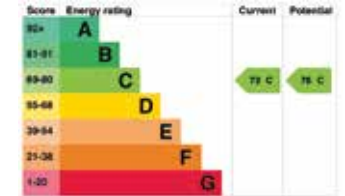
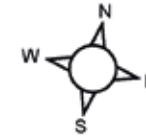
Sunday - By appointment only





Ground Floor

Charlton Road, Wantage
Approximate Gross Internal Area
Main House = 2393 Sq Ft/222 Sq M
Garages = 264 Sq Ft/24 Sq M
Shed & Summer House = 124 Sq Ft/12 Sq M
Total = 2781 Sq Ft/258 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 05.02.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

Fine & Country
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Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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