



DOUGLAS & SIMMONS



26, Fyfield Close,
Wantage, Oxfordshire

26 Fyfield Close, Wantage, Oxfordshire, OX12 8HN

Guide Price £400,000 Freehold

This mature three-bedroom home is conveniently located near the centre of town offering easy access to local amenities and Charlton Primary School. It presents an excellent opportunity for those seeking a well-rounded home in a well established and favoured cul-de-sac.

- Popular no through road position • 3/4 bedrooms • Gardens to the front and rear • Off street parking for two vehicles • Convenient for the centre of town and amenities • Gas central heating • Family room/study/Bedroom 4 (converted garage) • Modern kitchen • Modern shower room • Living/dining room with feature fireplace



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

This mature three-bedroom home is conveniently located near the centre of town offering easy access to local amenities and Charlton Primary School. It presents an excellent opportunity for those seeking a well-rounded home in a well established and favoured cul-de-sac.

The property benefits from a spacious living/dining room with a feature fireplace and a modern kitchen with a useful side lean-to. Notably, the garage has been converted into an additional space, which can serve as a study, a ground floor bedroom four, or a family room, providing versatility to suit your needs.

Rising to the first floor from a good sized hallway, the property benefits from three good sized double bedrooms and a modern shower room.

Further benefits include parking for two vehicles at the front where further parking could also be created, if so required.

Outside, rear garden features a newly installed terrace and some landscaping works are also pending completion with some mature trees for further privacy.

A particular attraction is the potential to extend the property on the ground floor where plans have been drawn to mirror the adjoining semi and provide a larger kitchen, a cloakroom and a utility area (by removing also the lean-to). There is also potential to extend the property two-storey, subject to the usual compliance.

SERVICES

All mains services connected.
Gas fired central heating via radiators.

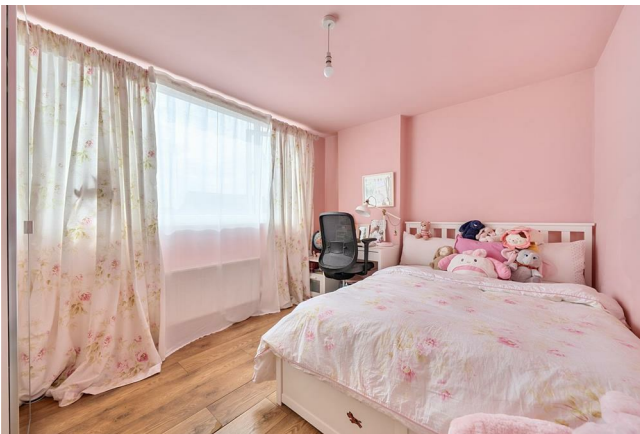
Ofcom

For broadband and mobile phone coverage please visit:
<https://www.ofcom.org.uk/>.

FLOOR AREA

1102.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND D

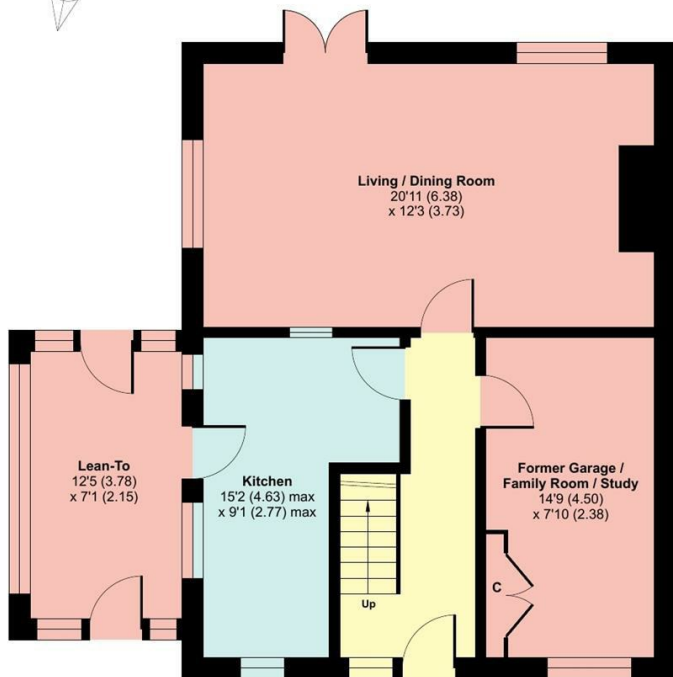




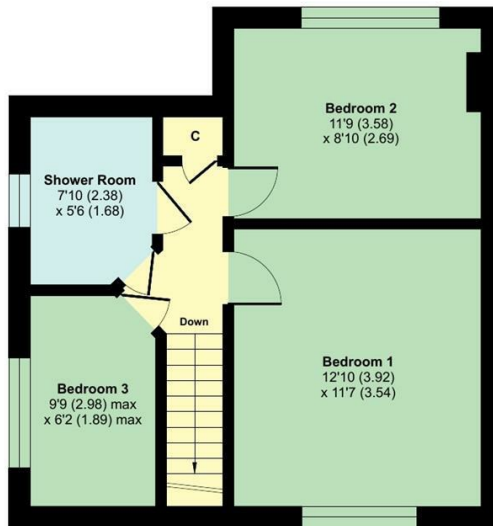
Fyfield Close, Wantage, OX12 8HN

Approximate Area = 1102 sq ft / 102.4 sq m (includes lean-to)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Douglas and Simmons Ltd. REF: 1495155

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. GRD/rd 07.2026

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

DIRECTIONS TO OX12 8HN

Leave the town centre via Wallingford Street (by Waitrose) and at the mini roundabouts continue right and then straight over onto the Charlton Road. Proceed for a short distance and take the turning on the right into Fyfield Close, proceed to the top where the property will be found as the last one on the right as identified by our D&S For Sale board, before the end of the cul-de-sac.

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



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

