

GREEN &  
CO



£650,000 5 Sedge Smith Way, Wantage, Oxfordshire, OX12 8GL, UK

Freehold



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£650,000 Sedge Smith Way, Wantage

Council Tax Band G

Constructed by Vistry Homes and informally known as “Winchester House”, this impressive five-bedroom detached family home features attractive walled gardens and benefits from two parking spaces, as well as a detached single garage. The property offers generous and well-balanced accommodation, beginning with a spacious entrance hall that leads to a large sitting room featuring bi-fold doors opening onto the rear garden. The heart of the home is the well-appointed kitchen, dining and family room, which also enjoys a further set of bi-fold doors creating a seamless connection between indoor and outdoor living. Additional ground-floor accommodation includes a utility and cloakroom, a study and a separate snug. On the first floor, there are five well-proportioned bedrooms, two of which benefit from en-suite facilities, along with a modern family bathroom. Featuring many upgrades from new, including quartz kitchen worktops, Siemens and Bosch appliances and bespoke window dressing and curtains, the property benefits from the balance of its NHBC Buildmark cover. To the rear, the low-maintenance walled garden enjoys side access and an extensive patio area, providing an excellent outdoor space that flows beautifully into the house through the striking bi-fold doors. Offered for sale with NO ONWARD CHAIN, this is a must-see property set in a very convenient location.

Location. Once a winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers excellent transport links, with the A338 providing easy access to



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the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part of the Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, and the outstanding Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage offers the perfect blend of semi-urban living and rural beauty. There is a superb range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington, and Magdalen College School in Oxford, as well as Abingdon School, together with St Helen's and St Katharine's in Abingdon.

what3words. [w3w.co/respond.nightfall.simulations](https://www.what3words.com/). Utilities. All main services are connected. Heating Type. Gas-fired central heating to radiators. Estate Service Charge. £279.55 Jan to Dec 2026. Library pictures.

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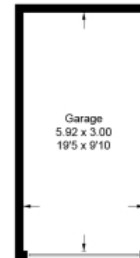




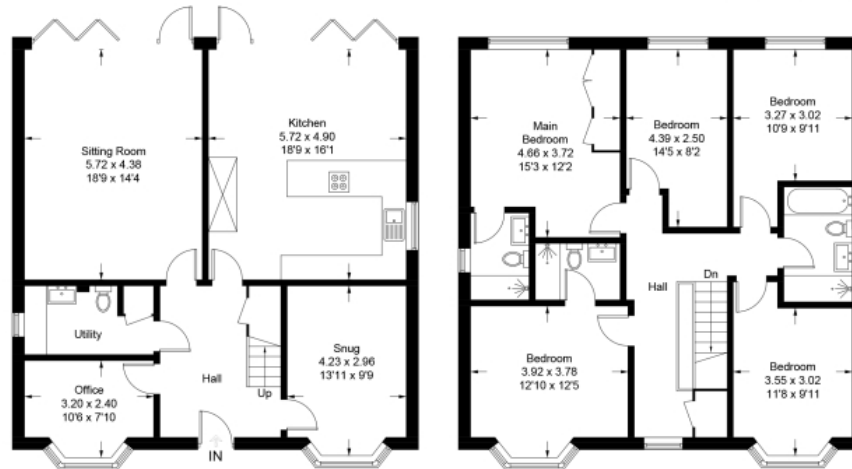
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## 5 Sedge Smith Way, Wantage, OX12 8GL

Approximate Gross Internal Area = 185.8 sq m / 2000 sq ft  
 Garage = 17.7 sq m / 190 sq ft  
 Total = 203.5 sq m / 2190 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Fourlabs.co © (ID1273898)



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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