



GREEN & CO

£250,000 64 Mill Street, Wantage, Oxfordshire, OX12 9AN, UK

Freehold



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Tucked just a short walk from Wantage Market Place, this delightful three-bedroom period cottage is brimming with character and charm. Lovingly cared for by two generations of the same family, the property combines attractive period features with practical accommodation, all within a highly convenient town-centre setting. The inviting sitting room features a characterful fireplace, creating a wonderfully warm and cosy focal point. From here, the accommodation flows through to the central kitchen diner, which provides access to both the family bathroom and the rear garden. On the first floor are two bedrooms, while the second floor is entirely devoted to a generous third bedroom, creating an impressive and versatile space. Outside, the neat rear garden enjoys an attractive outlook over the Letcombe Brook, providing a particularly pleasant setting; a luxury given the property's proximity to the town centre. Offered for sale with no onward chain, this charming cottage presents a wonderful opportunity to enjoy characterful period living within easy walking distance of Wantage Market Place and its excellent range of shops, amenities and facilities.

what3words. [w3w.co/graph/footpath.requiring](https://www.what3words.co/graph/footpath.requiring).

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Location. Wantage is a welcoming, well-connected Market Town that combines modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and Swindon. A lively Market Place, packed with a mix of familiar names and independent shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers space to explore, play, and grow. It's a Town where heritage, safety, and community spirit come together, making everyday family life feel both easy and inspiring. Families benefit from an excellent local education network. King Alfred's Academy leads secondary provision as part of the Cambrian Learning Trust,





working closely with respected local primaries, including Charlton, Wantage CofE, and those not in the Trust at Stockham Primary School, and Wantage Primary Academy.

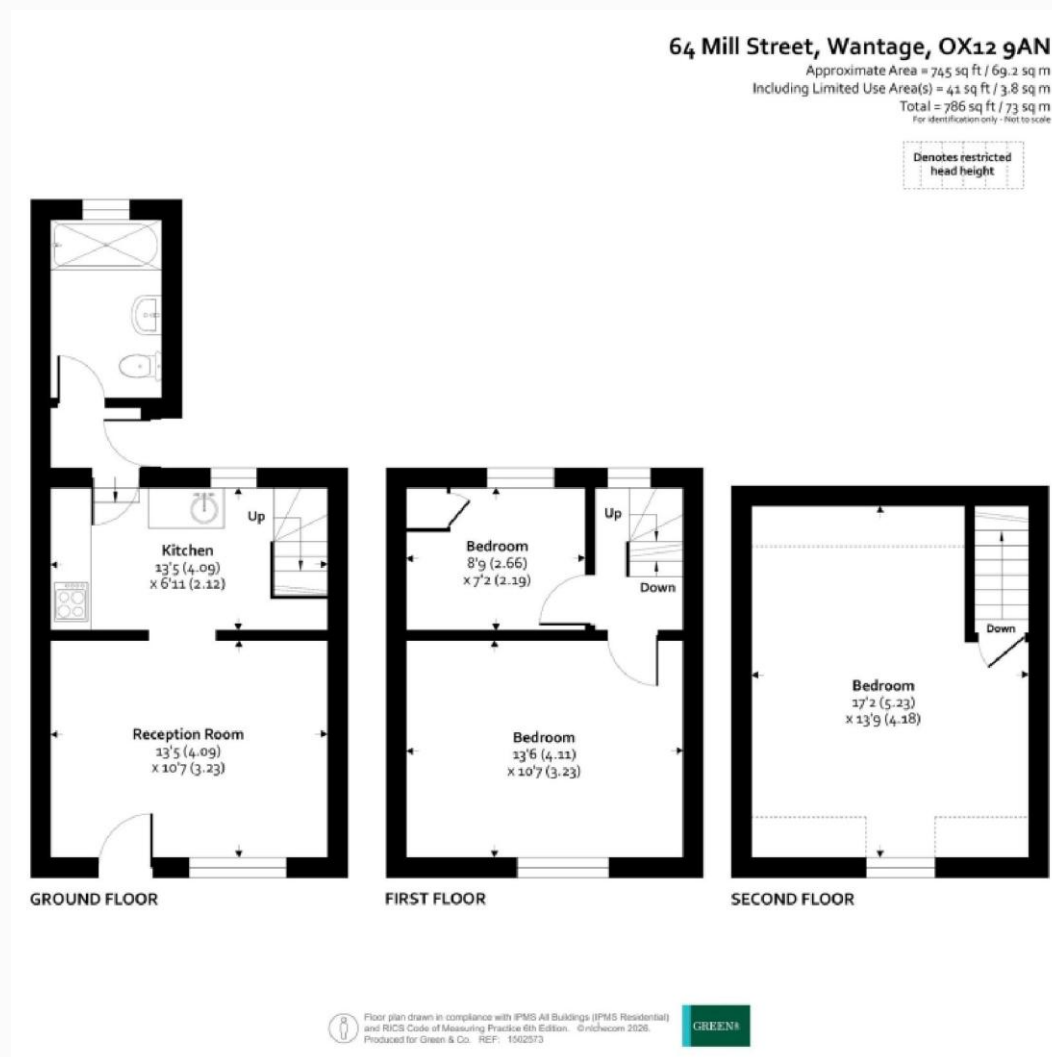
Other Material Information. In keeping with its character, this property does contain some single-glazed, timber-framed windows. The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this ...:- "Together with the right for the Purchasers and their successors in title (a) to the free passage and running of water and soil through the sewers and drains laid in or under the adjoining properties known as Number 62 and 65 Mill Street Wantage aforesaid and the right to enter upon such adjoining premises for the purpose of repairing and cleansing such sewers and drains and (b) to pass and repass over and along the strip of land six feet wide coloured green on the said plan for the purpose of gaining access to the detached water closet aforesaid and (c) to all such quasi-easements and other rights in the nature of easements as are now or usually enjoyed by the property hereinbefore conveyed over through or from all or any part of the said adjoining properties as may exist by reason of the terraced nature of the said properties subject (a) to the right for the owners and occupiers of the adjoining property known as Number 65 Mill Street to pass and repass over and along the strip of land six feet wide shown coloured blue on the plan attached hereto and (b) to all such quasi-easements and other rights in the nature of easements as are now or usually enjoyed by the before mentioned adjoining cottages over through or from all or any part of the property hereinbefore conveyed as may exist by reason of the terraced nature of the said properties."

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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>.

The logo for Green & Co. is displayed in white serif font on a dark green rectangular background. The word 'GREEN' is in a larger font size than '& CO'.

Harry Goodman
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Kevin Flanagan
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IMPORTANT - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality.