

£340,000 23 Moley Gardens, Wantage, Oxfordshire, OX12 8FW, UK Freehold


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CO

£340,000 Moley Gardens, Wantage

Council Tax Band C

An immaculately presented two-bedroom semi-detached home, built by the award-winning developer Croudace Homes to their popular Tilsey house type. Conveniently positioned within walking distance of Wantage's charming Market Place, this attractive property offers light and spacious accommodation finished to a high specification. New carpets and redecoration in selected areas further enhance its presentation, while a generous private rear garden, garage and driveway parking add to its appeal. The ground floor accommodation begins with a welcoming and generously proportioned entrance hall, providing access to a cloakroom and a recently refitted kitchen. The kitchen features modern units and built-in appliances, creating a practical and stylish space. To the rear, the bright and spacious sitting room offers ample room for relaxing and entertaining, with French doors opening directly onto the patio and providing a lovely connection to the garden. Upstairs, the principal bedroom features ample built-in wardrobes and a modern ensuite shower room. A further well-proportioned double bedroom is served by the main bathroom, completing the thoughtfully arranged first-floor accommodation. Outside, a driveway to the front provides off-road parking and access to the garage, which benefits from power, lighting and a door to the rear. The generous rear garden enjoys a good degree of privacy and is predominantly laid to lawn, with a patio adjoining the house providing an ideal setting for outdoor dining. An additional raised patio offers a further seating area from which to enjoy the beautiful, elevated views over Wantage.

Utilities. All mains services are connected. Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. £103.67 paid every 6 months, totaling an annual charge of £207.34.







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what3words. w3w.co/dwarves.canny.reflector. 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. Some library images have been used for the marketing of this property.

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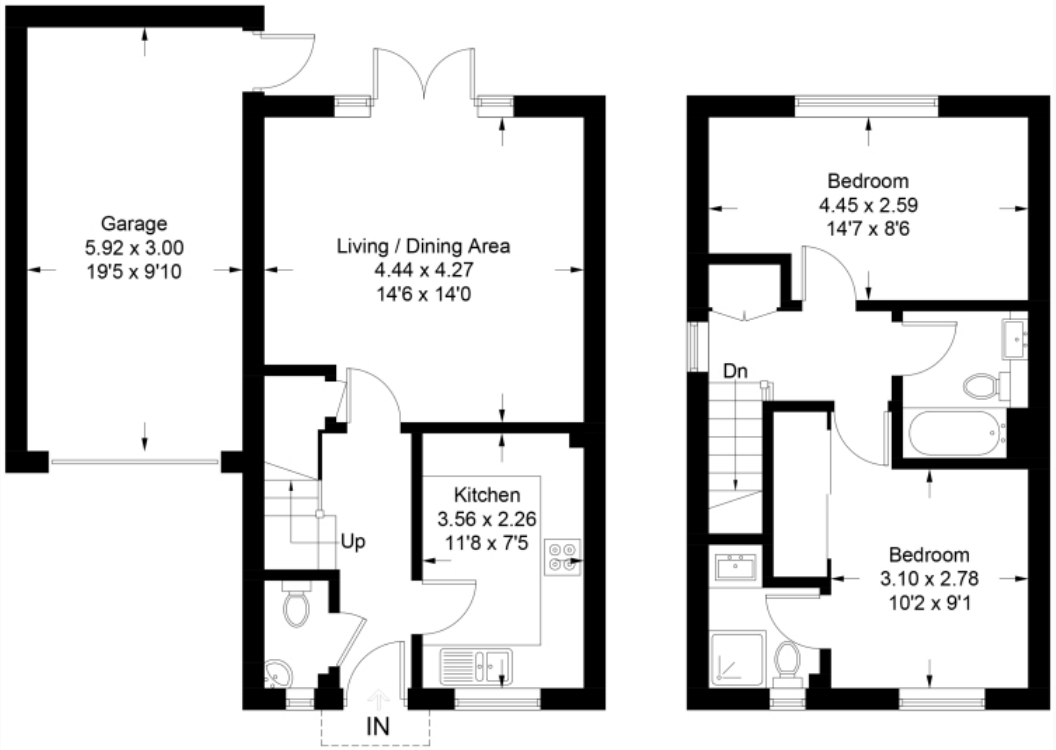





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Approximate Gross Internal Area = 71.1 sq m / 765 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 88.9 sq m / 956 sq ft

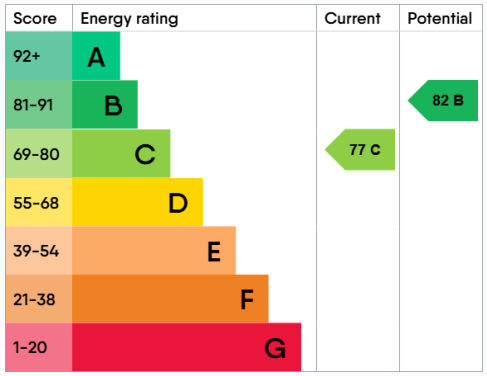


Ground Floor First Floor

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.
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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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