

GREEN &
CO



£315,000 24 Belmont, Wantage, Oxfordshire, OX12 9AS, UK

Freehold



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£315,000 Belmont, Wantage

Council Tax Band C

Situated in one of the town's most desirable residential areas and just a short stroll from the town centre, this delightful two-bedroom cottage enjoys a peaceful, traffic-free setting. Beautifully presented throughout, the property seamlessly blends character features with modern comforts. The accommodation begins with a welcoming entrance porch leading into a spacious dining room featuring a feature fireplace and exposed original roof timbers, adding warmth and character. The cosy sitting room, complete with a lovely open fire and attractive wooden surround, is perfect for relaxing evenings. The recently refitted kitchen is both stylish and functional, offering integrated appliances and convenient rear access. A modern downstairs shower room boasts a generous shower enclosure. Upstairs, the property offers two well-proportioned double bedrooms and a tastefully appointed family bathroom. Outside, the cottage benefits from a charming, well stocked garden with a patio area and lawn, ideal for outdoor dining or relaxation. A versatile garden building with power and lighting provides the perfect space for a home office, studio, or hobby room. In addition to the on street parking, there is permit parking available nearby exclusively for Belmont residents. This enchanting cottage offers a rare opportunity to enjoy tranquil living in a central and sought-after location. Early viewing is highly recommended.

what3words. [w3w.co/twisting.scary.mainly](https://www.what3words.com/w3w.co/twisting.scary.mainly).

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Location. One-time winner of a Great British High Street award and highlighted by The



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

Other Material Information. The current land registry plan will be subject to a slight boundary change but is clearly represented when viewing the property.

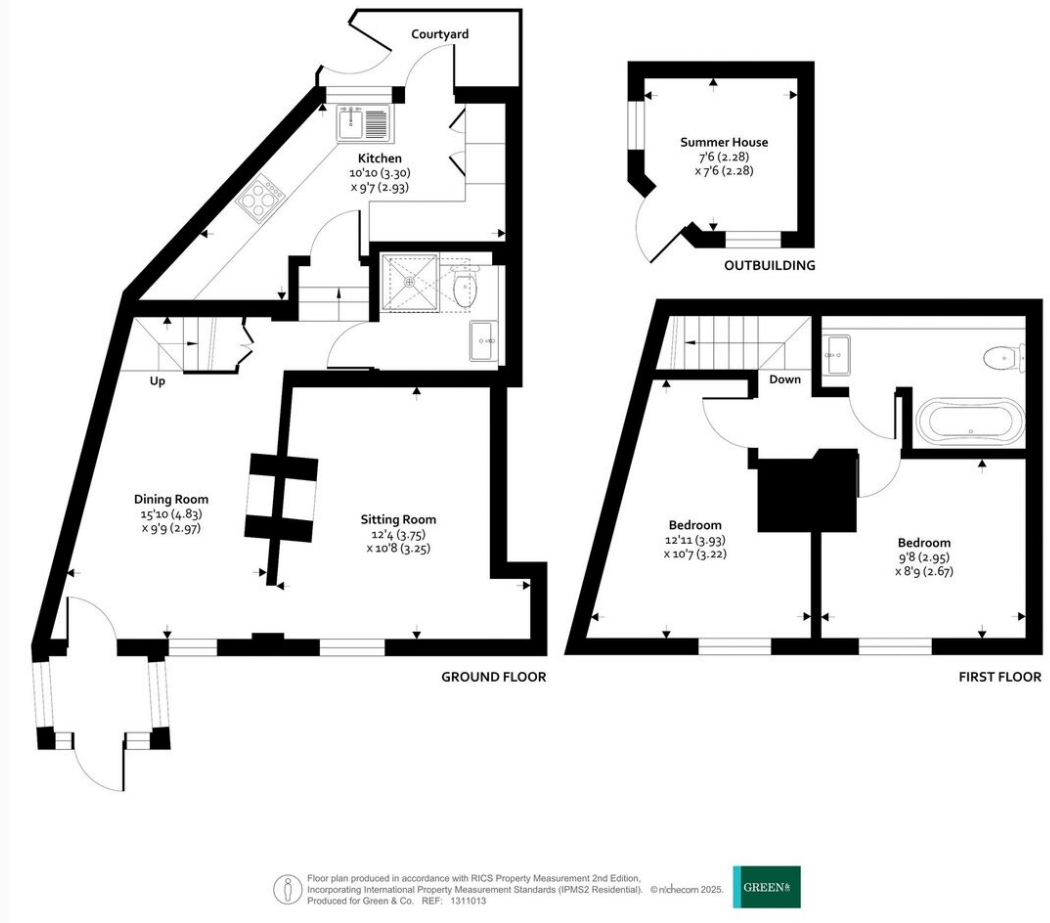




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Approximate Area = 786 sq ft / 73 sq m
 Outbuilding = 52 sq ft / 4.8 sq m
 Total = 838 sq ft / 77.8 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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>.

GREEN & CO



Harry Goodman
01235 773 404



James Goodman
01235 773 401



Kevin Flanagan
01235 773 403

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.