

GREEN &  
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£695,000 60 Charlton Road, Wantage, Oxfordshire, OX12 8HG, UK

Freehold



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£695,000 Charlton Road, Wantage

Council Tax Band G

A rare opportunity to acquire a well-proportioned detached family home, set within attractive, south-facing gardens extending to around 0.37 acres (0.15 hectares). Having been enjoyed by the same family for many years, the property now offers excellent scope for modernisation and personalisation. Positioned within comfortable walking distance of Wantage's historic Market Place, the property also benefits from easy access to everyday amenities, including Waitrose, Charlton Primary School, Wantage Cricket Club and the Silver Band Hall. Internally, the layout is both spacious and adaptable. The ground floor features three separate reception rooms, a kitchen, a cloakroom and a conservatory overlooking the garden. Upstairs, there are four bedrooms served by a bathroom, a separate shower room and an additional WC. Of particular note is the generous attic space, which presents clear potential for conversion into further accommodation, subject to the usual consents. Externally, the gardens provide a pleasant setting with a summerhouse and shed, while a garage and driveway parking are located to the side of the house. The property is offered for sale with no onward chain, and a Grant of Probate has already been issued.

what3words. [w3w.co/dated.soaps.brass](https://www.what3words.com/dated-soaps-brass).

Tenure. Freehold.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected.



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



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.

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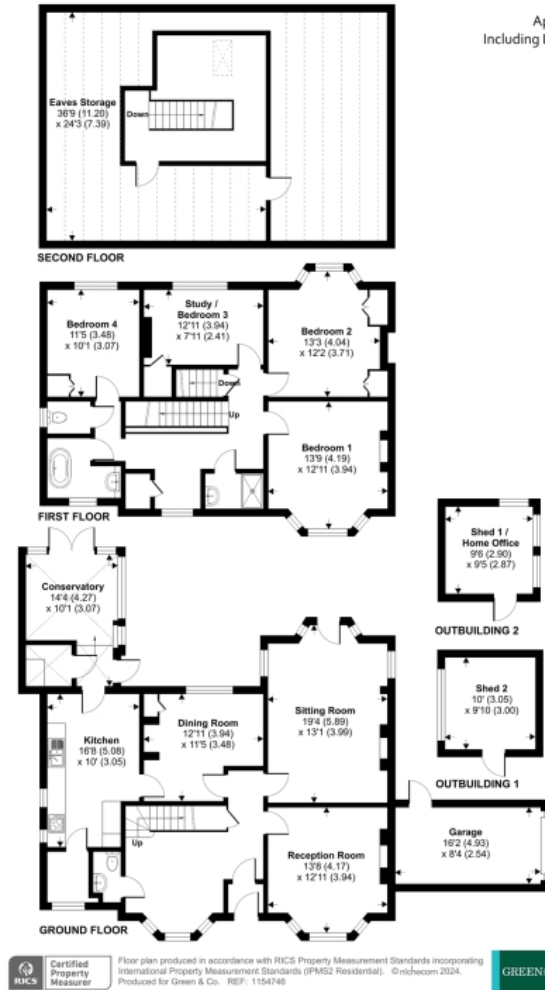


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## Charlton Road, Wantage, OX12 8HG

Approximate Area = 2209 sq ft / 205.2 sq m  
 Including Limited Use Area(s) = 730 sq ft / 67.8 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Outbuilding = 188 sq ft / 17.4 sq m  
 Total = 3259 sq ft / 302.6 sq m  
 For identification only - Not to scale

Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

**DATA PROTECTION ACT 2018**

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).