

GREEN & CO



£320,000 41 Hampden Road, Wantage, Oxfordshire, OX12 7DP, UK

Freehold



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£320,000 Hampden Road, Wantage

Council Tax Band C

A unique two-bedroom detached home, pleasantly positioned within a popular residential area and enjoying views over an attractive green. The property welcomes you with a spacious entrance hall featuring a cloakroom and W.C and a useful full height utility cupboard. The ground floor offers a bright, open-plan sitting and dining area with French doors opening onto the rear garden, seamlessly flowing into a contemporary fitted kitchen. To the first floor are two well-proportioned bedrooms, including a generous master bedroom, alongside a stylish family shower room. Externally, the property benefits from a fully enclosed rear garden with patio area, pedestrian side access, and driveway parking for two vehicles.

what3words. [w3w.co/slant.copycat.sadly](https://www.what3words.com/w3w.co/slant.copycat.sadly)

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 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.



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

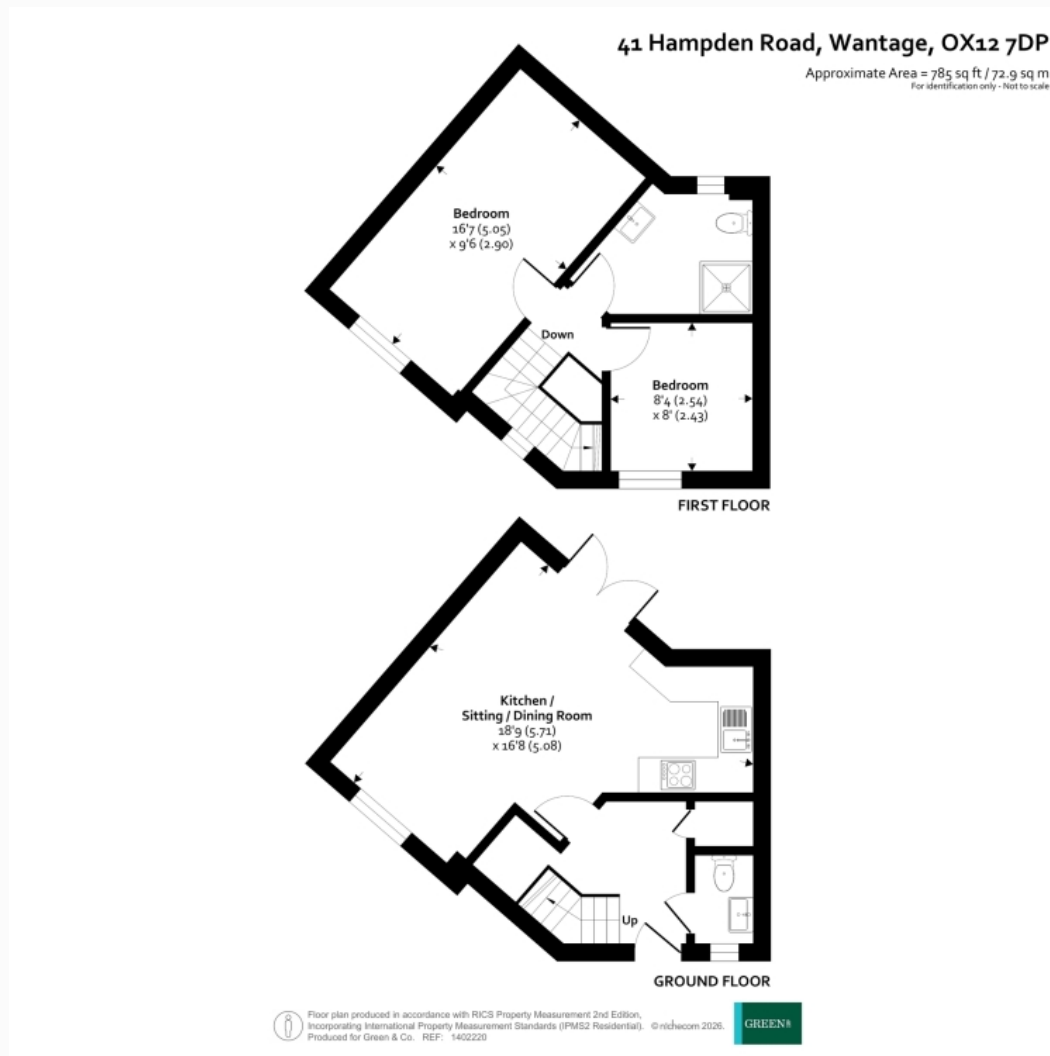


Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers space to explore, play, and grow. It's a Town where heritage, safety, and community spirit come together, making everyday family life feel both easy and inspiring. Families 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 background of the top half of the page is a photograph of a three-story red brick building with a brown tiled roof and two chimneys. The building has several white-framed windows, some of which have security bars. To the right, a portion of another building with a sign for 'Campbell's Opt' is visible. In the top left corner, there is a dark green rectangular box containing the 'GREEN & CO' logo in white serif font.

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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.