



DOUGLAS & SIMMONS



4 Willow Grange, Limborough Road,
Wantage, Oxfordshire

4 Willow Grange Limborough Road, Wantage, OX12 9RB

Guide Price £200,000 Leasehold

Benefitting very recently from new carpets throughout, this extremely well-appointed spacious two bedroom ground floor apartment situated in this highly desirable retirement complex, conveniently located for Wantage town centre.

- New carpets throughout
- 2 good sized bedrooms
- Sitting room with direct access to gardens
- Modern fitted kitchen
- Shower room
- Close to Wantage town centre and amenities
- Security alarm and house manager



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.40mins)

DESCRIPTION

This extremely well-appointed spacious two bedroom ground floor apartment situated in this highly desirable retirement complex, conveniently located for Wantage town centre.

Benefitting very recently from new carpets throughout, and recent repainting throughout, major features of note include 2 good sized double bedrooms, a separate shower room (installed only a year ago) as well as a modern kitchen affording a range of built in appliances. In addition the property benefits from an outdoor private patio area with direct access from the sitting/dining room.

This select and very popular community also benefits from a video entry system, 24hr emergency care line, a resident's house manager, a lift to all floors, communal residents lounge and kitchen for entertaining and socialising, as well as a communal guest suite. Willow Grange has a gated security coded non allocated parking area and is set in landscaped communal grounds adjacent to the Willow Walk Nature Reserve.

LEASEHOLD

Annual charges: Ground Rent - c. £300 pa (Next review date 2027)

Maintenance Charges - c. £3,931.86 pa (2025/2026)

SERVICES

All mains services connected except gas.
Electric Central Heating.

FLOOR AREA

742.72 sq ft

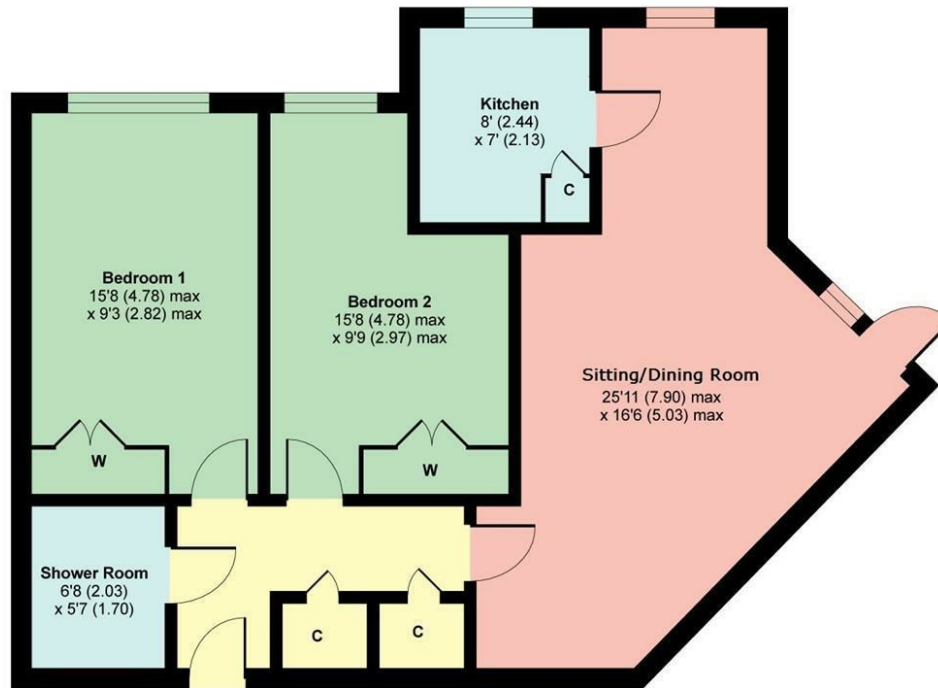
Vale of White Horse District Council

COUNCIL TAX BAND C



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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 761 SQ FT 70.7 SQ METRES



GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 81 | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

DIRECTIONS TO OX12 9RB

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/rd 042026**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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