

GREEN &
CO



£400,000 12 Priory Orchard, Wantage, Oxfordshire, OX12 9EL, UK

Freehold



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£400,000 Priory Orchard, Wantage

Council Tax Band E

Situated in a popular cul-de-sac within easy walking distance of Wantage Market Place and Waitrose, this three-bedroom detached bungalow is offered to the market with no onward chain. Arranged over a single level, the accommodation comprises a spacious living/dining room adjoining the kitchen, three well-proportioned bedrooms and a family bathroom with separate W.C. While the property would benefit from a degree of modernisation, it offers well-balanced accommodation throughout and provides an excellent opportunity for a buyer to update and personalise to their own tastes, creating their own home. Outside, the property benefits from front and rear gardens, providing plenty of outdoor space to enjoy, along with a driveway offering off-street parking for multiple vehicles that leads to a single garage. Garage contains single glazed timber framed windows. Combining the convenience of single-storey living with well-proportioned accommodation, good outside space and ample parking, this property enjoys a highly convenient location close to Wantage's shops, cafés and everyday amenities. Offered with no onward chain, it presents an excellent opportunity for those seeking a bungalow with scope to improve in a well-established residential setting.

what3words. [w3w.co/boggles.cabin.baseballs](https://www.what3words.com/w3w.co/boggles.cabin.baseballs).

Utilities. All mains services are connected.

Heating Type. Gas-fired warm air heating.

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



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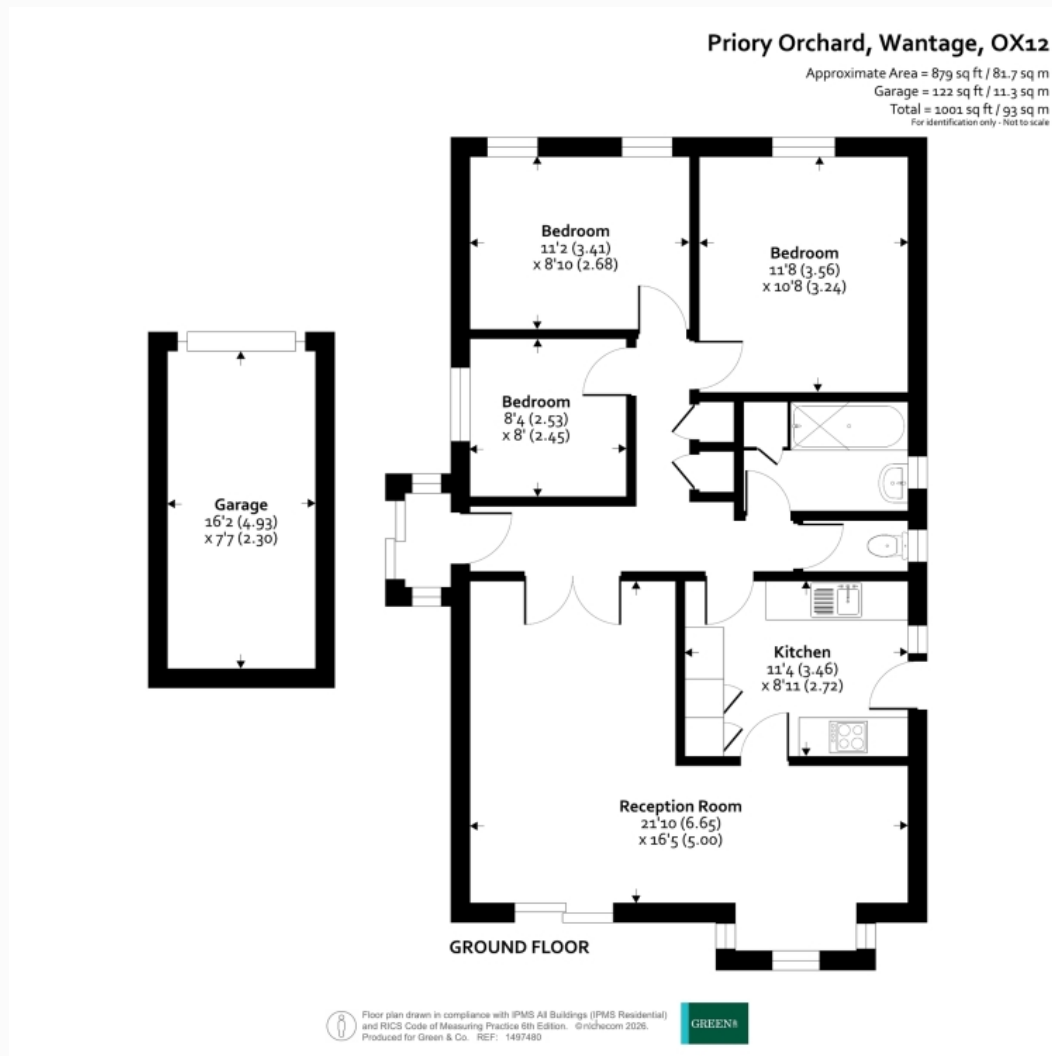
Swindon. A lively Market Place, packed with a mix of familiar names and independent shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers 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. The garage has a timber-framed, single-glazed window.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 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>.

The logo for Green & Co. features the word "GREEN" in a large, white, serif font, followed by "& CO" in a smaller, white, sans-serif font. The logo is set against a dark green rectangular background.

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