



DOUGLAS & SIMMONS



46, Priory Road,  
Wantage, Oxfordshire

46 Priory Road, Wantage, Oxfordshire, OX12 9DA

Guide Price £320,000 Freehold

Situated on arguably one of the most desirable roads in Wantage, this stylishly decorated and lovingly upgraded Victorian town cottage presents a rare opportunity in a highly sought-after area.

- Stylish townhouse • Displaced pretty walled garden • Large living/dining room with woodburner • Refitted kitchen with integrated appliances (range cooker negotiable) • Two generous double bedrooms • First floor bathroom • Recently installed gas boiler • Walking distance to amenities • Highly desirable location



## 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.45mins).

## DESCRIPTION

Situated on arguably one of the most desirable roads in Wantage, this stylishly decorated and lovingly upgraded Victorian town cottage presents a rare opportunity in a highly sought-after area. With its delightful period features and modern comforts, this terraced house is perfect for those seeking a blend of character and contemporary living.

Upon entering, you are welcomed into a generous living/dining room, where exposed floorboards and a woodburning stove create a warm and inviting atmosphere. The refitted kitchen boasts integrated appliances, including a negotiable SMEG range cooker and a door leading to a communal pathway and the private tucked away rear garden.

Arranged over 3 floors, the property comprises 2 spacious double bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is conveniently located, and a recent gas boiler ensures efficient heating throughout the home.

One of the standout features of this property is the pretty, walled garden, offering a tranquil outdoor space to unwind. There are also two useful storage sheds, one being the original brick 'privy'. We believe there may also be potential to add a roof terrace over the kitchen accessed from the top floor bedroom, subject to planning and compliance, which could further enhance the living experience.

Located within a conservation area, this delightful home is just a short and easy walk to the town centre, where you can enjoy local shops, cafes, and amenities. This property is truly a gem, a rarity to the market.

### SERVICES

All mains services connected.  
Gas central heating.  
EER-D

## FLOOR AREA

795.00 sq ft

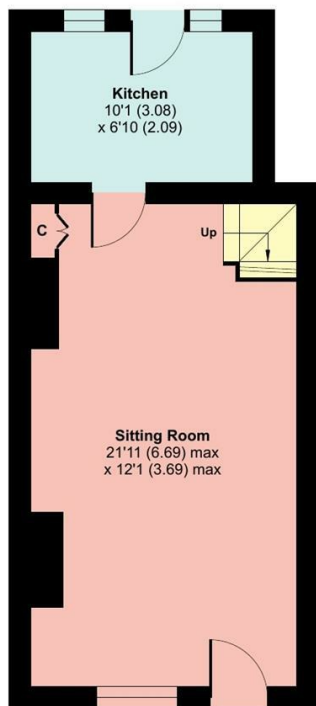
Vale of White Horse District Council  
COUNCIL TAX BAND C



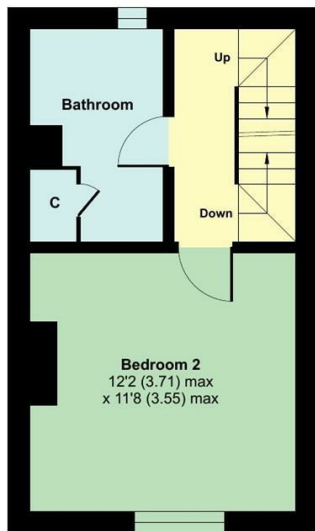
# Priory Road, Wantage, OX12

Approximate Area = 762 sq ft / 70.8 sq m  
 Limited Use Area(s) = 33 sq ft / 3.1 sq m  
 Total = 795 sq ft / 73.9 sq m

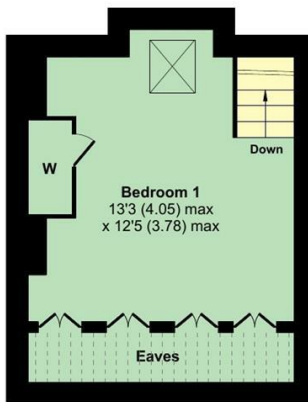
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2026. Produced for Douglas and Simmons Ltd. REF: 1477843

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**DIRECTIONS TO OX12 9DA**  
 what3words///attending.prefect.chart As identified by our D&S For Sale board.

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:-

- 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.
- 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.
- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD/RD 06.2026**

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

www.  
**the**  
**londonoffice.co.uk**  
 40 ST JAMES'S PLACE SW1



25 Market Place  
 Wantage  
 Oxfordshire  
 OX12 8AE  
 Tel: 01235 766222  
 email: sales@douglasandsimmons.co.uk  
 www.douglasandsimmons.co.uk

26 Market Place  
 Wantage  
 Oxfordshire  
 OX12 8AE  
 Tel: 01235 766222  
 email: lettings@douglasandsimmons.co.uk  
 www.douglasandsimmons.co.uk



From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.