

GREEN &
CO



£800,000 7 The Rickyard, Ardington, Wantage, Oxfordshire, OX12 8PG, UK

Freehold



£800,000 Ardington, Wantage

Council Tax Band G

Set on a generous plot with beautifully maintained gardens, driveway parking, and a detached single garage, this attractive four-bedroom detached family home is located in one of Oxfordshire's most sought-after and desirable villages. Offered for sale with no onward chain, the property provides well-balanced and traditional family accommodation throughout. The ground floor comprises a welcoming entrance hall, cloakroom, large kitchen, dining room, spacious living room, and a useful utility room. Upstairs, there are four bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. The gardens are a particularly notable feature, with an expansive front lawn and driveway leading to the garage, while gated side access opens to the thoughtfully planted rear garden. Here, a generous patio creates an ideal space for outdoor dining and entertaining, surrounded by well-stocked borders that enhance the sense of privacy and tranquillity. Given the scarcity of property coming to the market in this superb village, we strongly recommend a viewing to fully appreciate the location and full package on offer. Please contact our offices in Wantage Market Place and we would be delighted to facilitate a time and date to suit all parties.

what3words. [w3w.co/cheetahs.onwards.page](https://www.w3w.co/cheetahs.onwards.page).

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. Mains gas, electric and drainage. Private water supply from the Lockinge Estate.



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Heating Type. Gas-fired central heating to radiators.

Location. Ardington is a charming, traditional "feudal village," with much of its housing stock owned and meticulously maintained by the Estate. Nestled approximately 2 miles east of Wantage, the village offers excellent transport links via the A417 to the A34 and beyond. Highly sought after, Ardington also enjoys direct access to Wantage in one direction and the Harwell Science Park in the other, via a dedicated cycle track. The village is home to an active Sports & Social Club with a bar, and features the ancient Ridgeway path, renowned for its breathtaking views and scenic countryside walks. Several racing stables, many of which use the Downs for gallops, add to the area's unique character. The Church of Holy Trinity, dating back to around 1200, is a striking example of Early English architecture, with its nave, chancel, and north doorway. It was restored and enlarged in 1887 at the expense of Lord Wantage. Ardington is also proud of its bustling Village Store and Tea Rooms and the popular Boars Head Public House. Its picturesque setting, community spirit, and rich history make it one of Oxfordshire's most desirable village locations.

Other Material Information. A portion of the garden is rented from the Lockinge Estate for £25.00 per annum.

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Approximate Area = 1335 sq ft / 124 sq m
Garage = 187 sq ft / 17.4 sq m
Total = 1522 sq ft / 141.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 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.