

GREEN &
CO



£345,000 50 Orchard Way, Wantage, Oxfordshire, OX12 8ED, UK

Freehold



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£345,000 Orchard Way, Wantage

Council Tax Band C

An extended three-bedroom semi-detached family home, ideally situated within a popular residential area and conveniently located close to the town centre and local amenities. Spacious and versatile throughout, the accommodation begins with an inviting entrance hall leading to the downstairs shower room and generous open-plan sitting room at the heart of the home. Opening from the living room is the current fitted kitchen, as well as open-plan access to the substantial dining room, presently arranged as a stylish bar and entertainment space, but offering excellent potential to create an impressive open-plan kitchen/family room. This thoughtful extension offers increased downstairs accommodation with doors leading to the rear patio. On the first floor are two well-proportioned double bedrooms, a further single bedroom, and access via a fitted staircase to a useful loft room which offers excellent potential for conversion into an additional double bedroom, subject to the necessary building regulations. Externally, the property benefits from a superb, fully enclosed south-facing rear garden, ideal for families and outdoor entertaining, together with driveway parking to the front.

what3words. [w3w.co/awake.bubble.exonerate](https://www.what3words.com/awake.bubble.exonerate).

Utilities. All mains services are 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



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



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 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>.

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