

GREEN &
CO



£650,000 5 Sedge Smith Way, Wantage, Oxfordshire, OX12 8GL, UK

Freehold



Constructed by Vistry Homes and informally known as “Winchester House”, this impressive five-bedroom detached family home features attractive walled gardens and benefits from two parking spaces, as well as a detached single garage. The property offers generous and well-balanced accommodation, beginning with a spacious entrance hall that leads to a large sitting room featuring bi-fold doors opening onto the rear garden. The heart of the home is the well-appointed kitchen, dining and family room, which also enjoys a further set of bi-fold doors creating a seamless connection between indoor and outdoor living. Additional ground-floor accommodation includes a utility and cloakroom, a study and a separate snug. On the first floor, there are five well-proportioned bedrooms, two of which benefit from en-suite facilities, along with a modern family bathroom. Featuring many upgrades from new, including quartz kitchen worktops, Siemens and Bosch appliances and bespoke window dressing and curtains, the property benefits from the balance of its NHBC Buildmark cover. To the rear, the low-maintenance walled garden enjoys side access and an extensive patio area, providing an excellent outdoor space that flows beautifully into the house through the striking bi-fold doors. Offered for sale with no onward chain, this is a must-see property set in a very convenient location.

Location. Once a winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers excellent transport links, with the A338 providing easy access to the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's





Academy provides secondary education and is part of the Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, and the outstanding Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage offers the perfect blend of semi-urban living and rural beauty. There is a superb range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington, and Magdalen College School in Oxford, as well as Abingdon School, together with St Helen's and St Katharine's in Abingdon.

what3words. [w3w.co/respond.nightfall.simulations](https://www.what3words.com/).

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. All main services are connected. Heating Type. Gas-fired central heating to radiators. Estate Service Charge. £279.55 Jan to Dec 2026.

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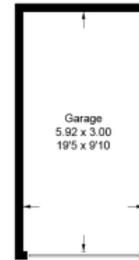




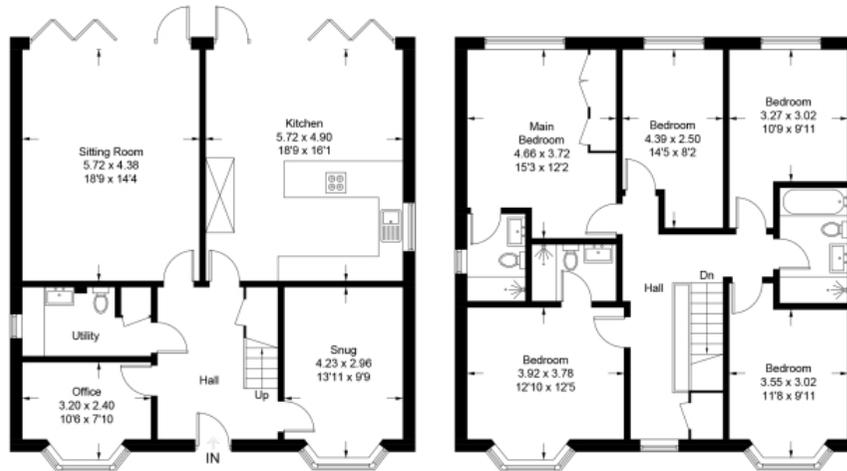
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Approximate Gross Internal Area = 185.8 sq m / 2000 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 203.5 sq m / 2190 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | 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.