

GREEN &
CO



£525,000 6 Suzan Crescent, Wantage, Oxfordshire, OX12 7DD, UK

Freehold



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£525,000 Suzan Crescent, Wantage

Council Tax Band D

Truly unique, this significantly extended three-bedroom detached bungalow is conveniently situated within easy reach of Wantage town centre. Offering spacious and versatile accommodation, the property features a generous entrance hall, kitchen dining room and a superb vaulted reception room with doors opening onto the garden. There is also a large kitchen breakfast room with direct access to the deck, while the master bedroom benefits from a refitted en-suite shower room. Two further good-sized bedrooms are complemented by a family bathroom. Outside, the property enjoys a good-sized garden with a stream, large shed and garage, together with ample driveway parking. Offered for sale with no onward chain.

what3words. [w3w.co/sheepish.withdraw.grit](https://www.what3words.com/w3w.co/sheepish.withdraw.grit)

Utilities. All mains services 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 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



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

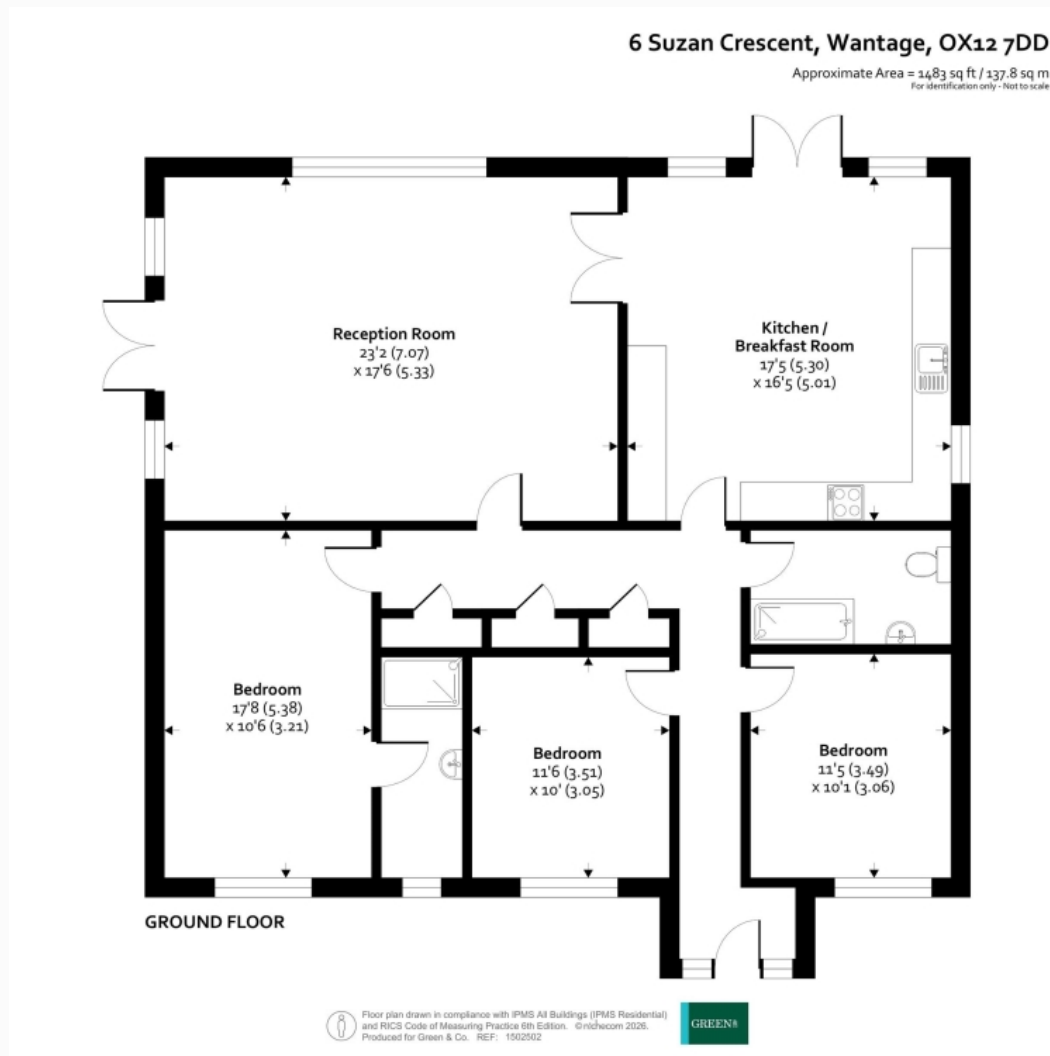


the Cambrian Learning Trust, working closely with respected local primaries, including Charlton, Wantage CofE, and those not in the Trust at Stockham Primary School, and Wantage Primary Academy.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	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 background of the top half of the page is a photograph of a three-story red brick building with a brown tiled roof and two chimneys. The building has several white-framed windows, some with multiple panes. To the right, a portion of another building with a sign that says "Campbell's Opti" is visible. In the top left corner, there is a dark green rectangular box containing the "GREEN & CO" logo in white serif font.

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Harry Goodman
01235 773 404



James Goodman
01235 773 401



Kevin Flanagan
01235 773 403

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