

GREEN &
CO

£175,000 23 Willow Grange Limborough Road, Wantage, OX12 9RB, UK

Leasehold



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£175,000 Willow Grange, Wantage

Council Tax Band C

Affording wonderful views over the Wantage rooftops and beyond, this two-double-bedroom apartment offers generous accommodation with a living/dining room, kitchen, bathroom and ample storage. Offered for sale with vacant possession and no onward chain, in the popular Willow Grange lifestyle complex, specifically designed for retirement living and available to the over-55s. The complex combines privacy with a strong sense of community. Residents benefit from welcoming communal areas where neighbours can socialise, relax, and take part in organised activities, helping to create a friendly and supportive atmosphere. Landscaped gardens and pleasant outdoor spaces provide ideal spots to enjoy fresh air or spend time with visiting family and friends. Willow Grange is conveniently situated close to Wantage's town centre, giving residents easy access to local shops, cafés, healthcare services, and transport links. This location allows residents to remain connected to the wider community while enjoying the comfort and reassurance of purpose-built retirement accommodation.

what3words. [w3w.co/talkative.craftsman.eggplants](https://www.what3words.com/w3w.co/talkative.craftsman.eggplants).

Utilities. All mains services are connected with the exception of gas.

Heating Type. Electric heating.

Leasehold. 125 year lease from 1st April 2007.

Service Charge. As of April 2026, the service charge is £2,051.99 for the following 6 months.

Ground Rent with Review Period. Ground Rent is £300.00 per annum with next review



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date due in 2027, with a review every subsequent 20 years.

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 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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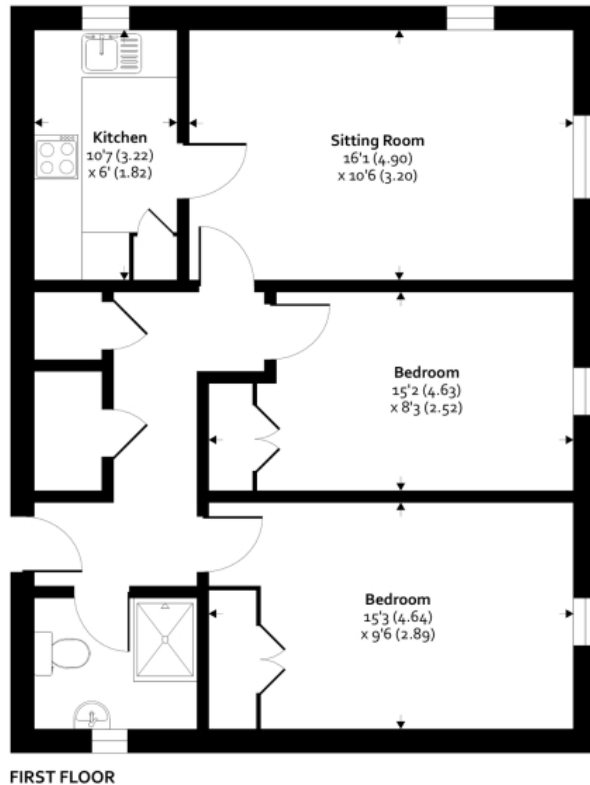




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Approximate Area = 664 sq ft / 61.7 sq m
For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©richicom 2025. Produced for Green & Co. REF: 1472481



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	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>.

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