

GREEN & CO



£325,000 42 Orchard Way, Wantage, Oxfordshire, OX12 8ED, UK

Freehold



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## £325,000 Orchard Way, Wantage

Council Tax Band C

Situated in an elevated position within this popular residential area, and just a comfortable walk from the centre of Wantage, this well-maintained semi-detached home has been lovingly cared for by the current owners. The ground floor centres around a comfortable living and dining room, providing access to the kitchen, and a recently refurbished wet-room style shower room. Upstairs, the property offers three bedrooms, including two doubles, with the third providing excellent flexibility as either a single bedroom, nursery, or home office. To the rear, accessed via the conservatory or side gate, the mature, large garden enjoys established trees and planting, together with a pergola creating an ideal space for entertaining or relaxing outdoors. The size of the gardens offers a wonderful opportunity to extend the property, subject to the necessary permissions, which have recently been forthcoming for neighbouring properties. Indeed, planning permission for a two-storey extension was previously granted in 2011, under application number P11/V0571 at Vale of White Horse District Council. Additional benefits include parking and the advantage of being offered to the market with no onward chain. Overall, this is a superb opportunity for first-time buyers, families, and downsizers alike.

what3words. [w3w.co/beginning.exactly.vibrate](https://www.w3w.co/beginning.exactly.vibrate).

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.



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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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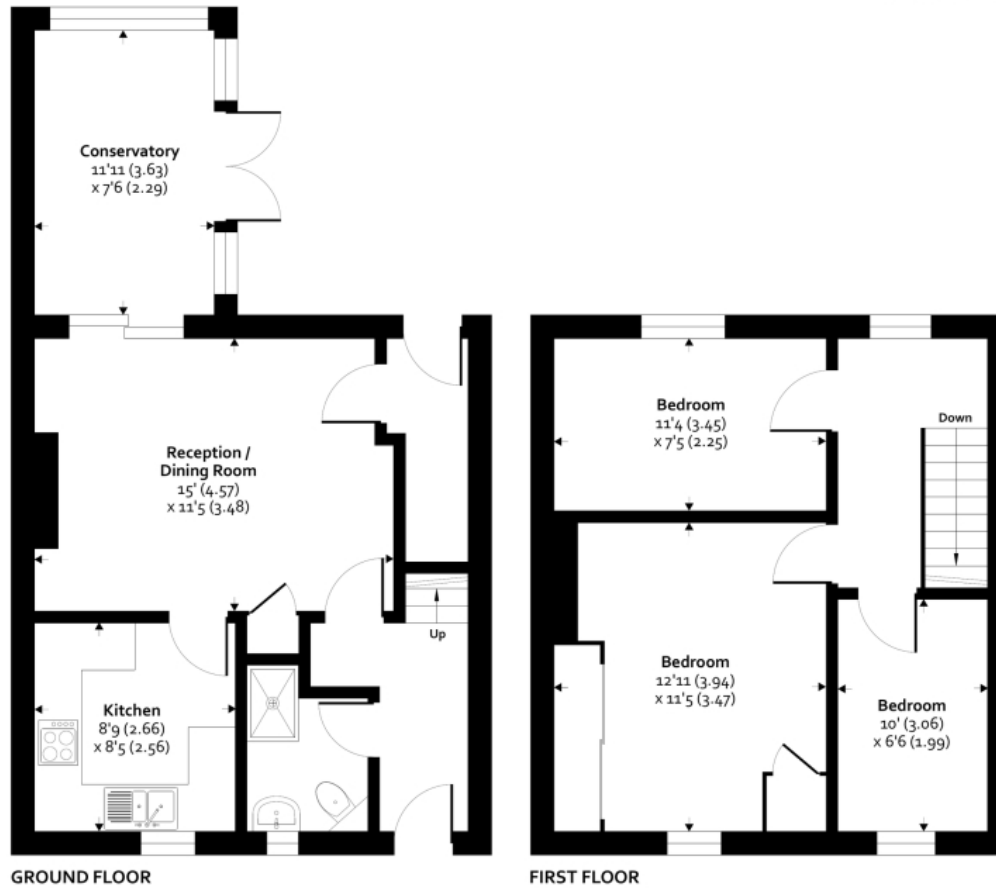




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Approximate Area = 845 sq ft / 78.5 sq m  
For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©nichicom 2025. Produced for Green & Co. REF: 1496569



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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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