

GREEN &
CO



£225,000 13 Chapel Close, Wantage, Oxfordshire, OX12 7DY, UK

Freehold

£225,000 Chapel Close, Wantage

Council Tax Band B

A rare opportunity to acquire a one-bedroom FREEHOLD coach house with the added benefit of a garage beneath, together with private parking to both the front and side. Ideally situated in a highly convenient location, the property is within easy walking distance of the historic Market Place and Waitrose, making it an excellent choice for first-time buyers, downsizers, or investors alike. Offering well-proportioned accommodation comprising a fitted kitchen, comfortable living room, double bedroom and bathroom. Properties of this type are seldom available, and early viewing is highly recommended.

what3words. w3w.co/invsted.celebrate.lower.

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

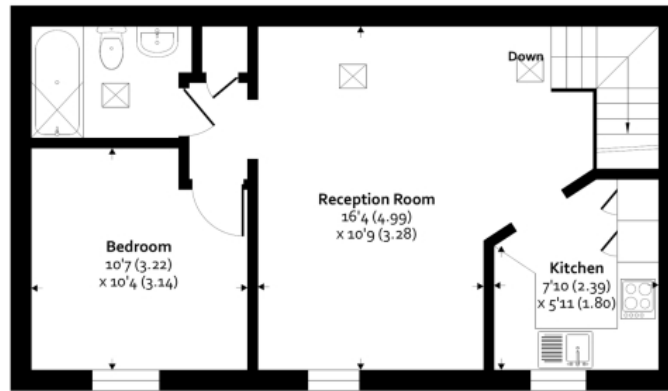
Location. Wantage is a welcoming, well-connected Market Town that combines modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and 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.



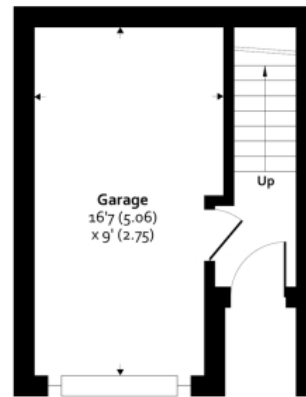
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13 Chapel Close, Wantage, OX12 7DY

Approximate Area = 529 sq ft / 49.1 sq m
 Garage = 142 sq ft / 13.2 sq m
 Total = 671 sq ft / 62.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. © nichcom 2025. Produced for Green & Co. REF: 1471779



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 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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