

A two-story house with light-colored stone walls and a dark tiled roof. The front door is white with a small porch. There are several windows with white frames. The house is surrounded by a garden with various plants and a path leading to the entrance. A large tree is on the right side of the image.

GREEN & CO

£300,000 103 Denchworth Road, Wantage, Oxfordshire, OX12 9ET, UK

Freehold



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£300,000 Denchworth Road, Wantage

Council Tax Band C

Situated in a popular residential area, this well-presented two-bedroom home offers stylish and comfortable living, ideally located within easy reach of primary schools and local amenities. The property features a welcoming sitting room with patio doors opening onto a fully enclosed rear garden, perfect for relaxing or entertaining. The modern open-plan kitchen is fitted with built-in appliances and includes a convenient breakfast bar. A ground-floor cloakroom with W.C. adds to the practicality of the layout. Upstairs, you'll find two generously sized bedrooms and a contemporary family bathroom. Outside, the property benefits from direct access to a private garage and allocated parking. Offered with no onward chain, this charming home is perfect for first-time buyers, small families, or investors seeking a turnkey opportunity.

what3words. [w3w.co/accompany.flown.resonates](https://www.what3words.com/w3w.co/accompany.flown.resonates).

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. TBC.

Location. One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. With easy access to



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the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

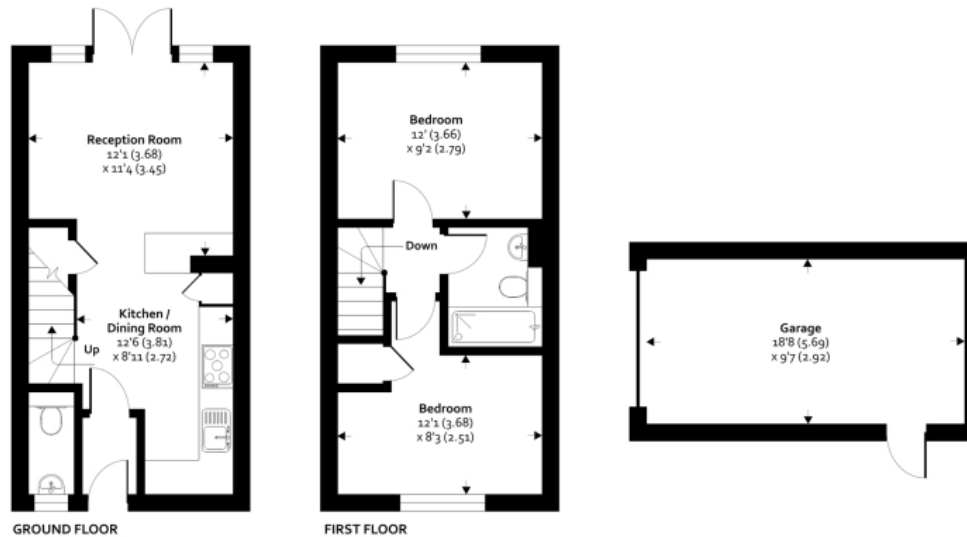




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Approximate Area = 608 sq ft / 56.5 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 788 sq ft / 73.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Green & Co. REF: 1298142



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 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>.

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 of which have security bars. To the right, a portion of another building with a sign for 'Campbell's Opt' 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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