



DOUGLAS & SIMMONS

49, Warmans Close,
Wantage, Oxfordshire

49 Warmans Close, Wantage, Oxfordshire, OX12 9XT

Guide Price £465,000 Freehold

A beautifully presented, spacious and versatile four-bedroom family home, occupying a peaceful cul-de-sac position on the desirable western edge of Wantage.

- End of cul-de-sac location close to local schools • 2 reception rooms, plus a garden room • 4 bedrooms • En suite and family bathroom • Utility room and ground floor WC • Well appointed kitchen/breakfast room • Good sized garden • Attached garage • Parking for comfortably two vehicles • Extremely well presented throughout



LOCATION

Award winning Wantage is an attractive market town renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

A beautifully presented, spacious and versatile four-bedroom family home, occupying a cul-de-sac position on the desirable western edge of Wantage.

Finished to a good specification throughout, the property provides well-proportioned and flexible accommodation ideally suited to modern family life. A welcoming entrance hall leads to a well-appointed refitted kitchen, separate utility room, downstairs cloakroom and a delightful conservatory/garden room, creating an additional reception space with a wonderful connection to the garden. Two formal reception rooms complete the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom.

A particular feature is the generous rear garden, measuring approximately 71' x 49' at maximum and tapering to a point, providing an excellent private outdoor space for entertaining and family enjoyment.

The property is further complemented by an attached garage and driveway parking for comfortably two vehicles, together with gas central heating.

Ideally positioned for local schools, countryside walks and the wider amenities of Wantage, this is an exceptionally appealing family home, combining generous and versatile accommodation with an excellent standard of presentation and an impressive private garden.

SERVICES

All mains services connected.

Gas central heating

Ofcom

For broadband and mobile phone coverage please visit:

<https://www.ofcom.org.uk/>.

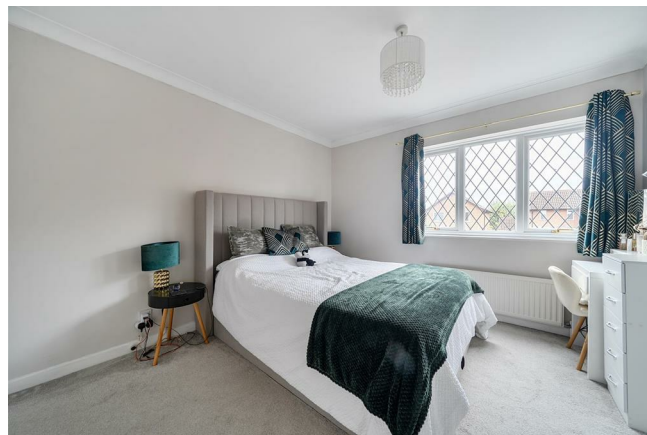
EER-C.

FLOOR AREA

1472.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E



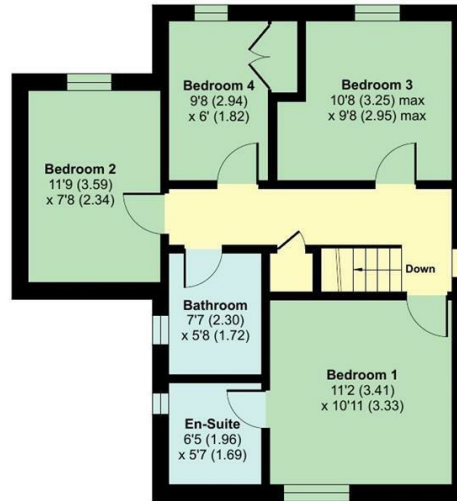
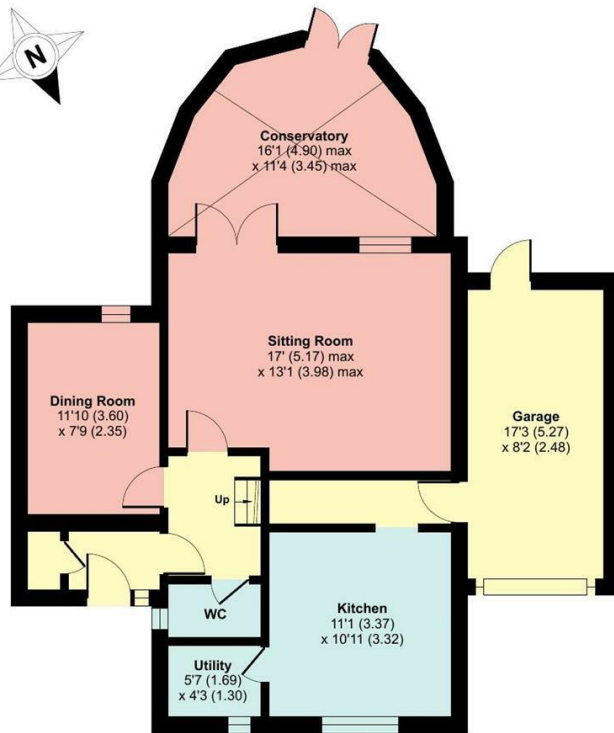
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Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1472 sq ft / 136.7 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). © n1chem 2026. Produced for Douglas and Simmons Ltd. REF: 1513232

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5. All measurements are approximate. **GRD/rd 092026**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS TO OX12 9XT

what3words///marriage.roofed.essay As advertised by our D&S For Sale board.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk