

GREEN &
CO

£395,000 7 Pickering Row Garston Lane, Wantage, Oxfordshire, OX12 7DX,

Freehold



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£395,000 Pickering Row, Wantage

Council Tax Band D

Conveniently located within short walking distance of Wantage town centre and Waitrose, this well-proportioned three-storey townhouse offers flexible accommodation in a highly practical setting. The ground floor features a kitchen/dining room with an attractive bay window, creating an inviting space. Behind this, a generous sitting room benefits from French doors opening onto the garden, while a convenient cloakroom completes the accommodation on this level. The first floor comprises two double bedrooms, both benefiting from fitted wardrobes, and a further single bedroom, ideal as a home office or nursery, all served by the family bathroom. Occupying the majority of the second floor, the impressive principal bedroom enjoys a spacious layout and is complemented by a generous en-suite shower room. Externally, the property enjoys a low-maintenance rear garden with access to a parking space in front of an associated leasehold garage located in a nearby block. Offered to the market with no onward chain, this is an ideal home for a range of buyers seeking space, convenience, and flexibility.

what3words. w3w.co/fancied.propelled.decently.

Utilities. All mains 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



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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.




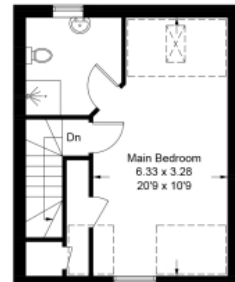


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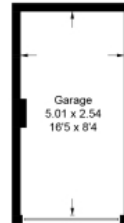
7 Pickering Row, Garston Lane, Wantage, OX12 7DX

Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 122.9 sq m / 1323 sq ft

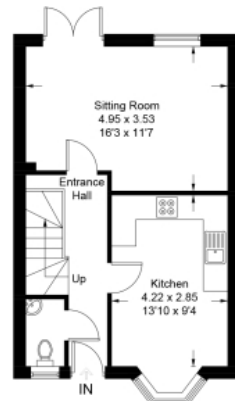
 = Reduced headroom below 1.5m / 5'0"



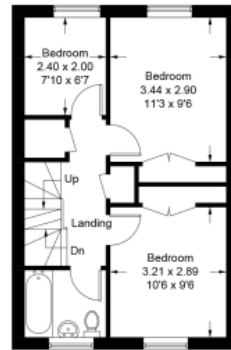
Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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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