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£999,995 6 Littleworth Hill, Wantage, Oxfordshire, OX12 9AG, UK

Freehold



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Located in one of Wantage's most sought-after addresses, this impressive six-bedroom detached residence offers spacious and versatile accommodation, ideal for modern family living. Extensively refurbished throughout, the property combines contemporary elegance with practical design and even offers potential for a separate annexe-perfect for multi-generational living or guests. The ground floor features a generous sitting room, a separate formal dining room, and a stylish kitchen/breakfast room complete with bi-fold doors opening onto a large patio and the heated swimming pool-perfect for indoor-outdoor entertaining. A purpose-built study and a separate utility room complete the well-planned ground floor layout. The first floor is accessed via two separate staircases. The principal accommodation boasts a spacious master bedroom with en-suite, accompanied by three further well-proportioned bedrooms and a family bathroom. The second staircase leads to two additional double bedrooms and a further bathroom, providing a flexible layout ideal for growing families or private guest accommodation. The extensive rear gardens are a standout feature, offering an expansive patio area, a heated pool, and mature lawns that enjoy a high degree of privacy. The property also benefits from a generous frontage, gated side access on both sides, an integral double garage, and ample driveway parking. Additionally, the sale includes the elevated bank to the rear of the property, held on a separate title, further enhancing the size and appeal of the overall plot. This is a rare opportunity to acquire a truly exceptional home in one of the area's finest locations. Early viewing is highly recommended.

Utilities. All mains services connected. Heating Type. Gas fired central heating to radiators.

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Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

what3words. w3w.co/steadily.bulky.newlywed. Location. Once a winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers excellent transport links, with the A338 providing easy access to the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part of the Vale Academy Trust, collaborating with local primary schools, including Charlton, Wantage CofE, and the outstanding Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage offers the perfect blend of semi-urban living and rural beauty. There is a superb range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon.

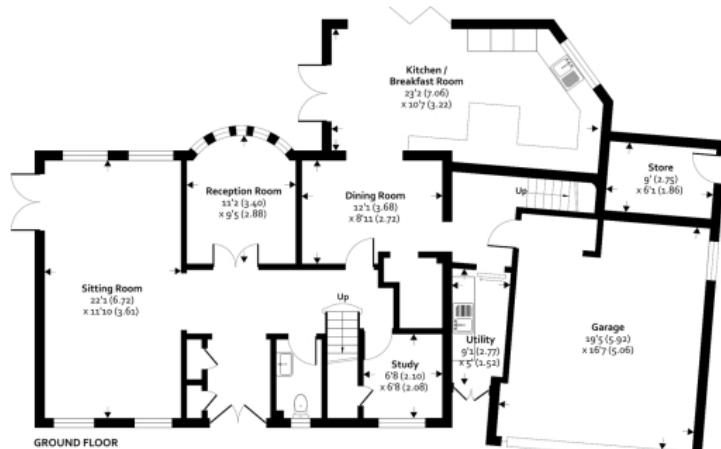




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## 6 Littleworth Hill, Wantage, OX12 9AG

Approximate Area = 2513 sq ft / 233.4 sq m  
 Garage = 322 sq ft / 29.9 sq m  
 Outbuilding = 56 sq ft / 5.2 sq m  
 Total = 2891 sq ft / 268.5 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). © richicom 2025. Produced for Green & Co. REF: 1278495

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

### DATA PROTECTION ACT 2018

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