

GREEN &
CO



£435,000 1 Hampden Road, Wantage, Oxfordshire, OX12 7DP, UK

Freehold



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£435,000 Hampden Road, Wantage

Council Tax Band C

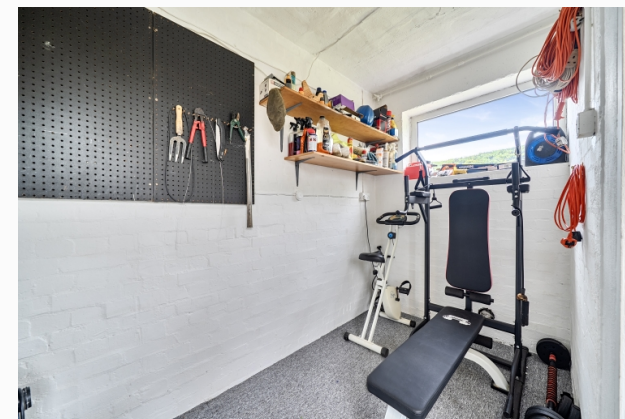
Set at the head of a sought-after residential cul-de-sac, within easy walking distance of the historic Market Place, Charlton Primary School and local shops, this mature three-bedroom semi-detached family home occupies a generous plot of approximately 0.2 acres (0.08 hectares) and enjoys attractive views across a residential green. The well-proportioned accommodation comprises an entrance lobby, entrance hall, living room, dining room, kitchen, cloakroom, conservatory, and a versatile study/home office on the ground floor, boasting ample built-in storage throughout, ideal for modern family living or flexible working arrangements. To the first floor are three bedrooms and a family bathroom. Of particular note is the substantial plot, which offers excellent scope for extension or further enhancement, subject to the necessary planning permissions, while still retaining extensive mature, private gardens. The property also benefits from a garage located in a nearby block, together with convenient on-street parking positioned at the head of the cul-de-sac.

what3words. w3w.co/seeing.resting.observe.

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 shops, sits alongside family-friendly cafés, restaurants, parks, and community events.



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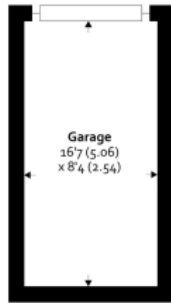
Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers space to explore, play, and grow. It's a Town where heritage, safety, and community spirit come together, making everyday family life feel both easy and inspiring. Families 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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Approximate Area = 1298 sq ft / 120.6 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1436 sq ft / 133.4 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©Richicom 2025. Produced for Green & Co. REF: 1405750



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 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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