

GREEN &
CO



£375,000 39 Witan Way, Wantage, Oxfordshire, OX12 9HB, UK

Freehold



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£375,000 Witan Way, Wantage

Council Tax Band D

This three-bedroom semi-detached home occupies a desirable location within walking distance of Wantage Market Place and is offered to the market with no onward chain. The ground floor opens into a hallway with ample integrated storage, leading to a generous reception room and an open plan kitchen diner, thoughtfully designed by the current owners. A separate study provides an ideal space for home working, while a practical utility room and cloakroom complete the downstairs accommodation. Upstairs, the property offers well-proportioned principal and secondary bedrooms, and a versatile single room, ideal for flexible use as a further home office, nursery or third bedroom. Externally, a gravel driveway provides private off-road parking and leads to an integrated, wider-than-average garage, which benefits from direct internal access to the hallway. French doors from the kitchen/diner open onto the practical rear garden, which features a lawn and patio area, creating an ideal space for outdoor dining, entertaining and relaxation. Combining versatile, well-proportioned accommodation with practical features and a convenient location close to the heart of Wantage, this appealing home is an excellent opportunity for buyers seeking a property within easy walking distance of the town centre. The added benefit of no onward chain offers further appeal.

what3words. [w3w.co/newlyweds.starters.handbag](https://www.what3words.com/newlyweds.starters.handbag).

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



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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. 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.

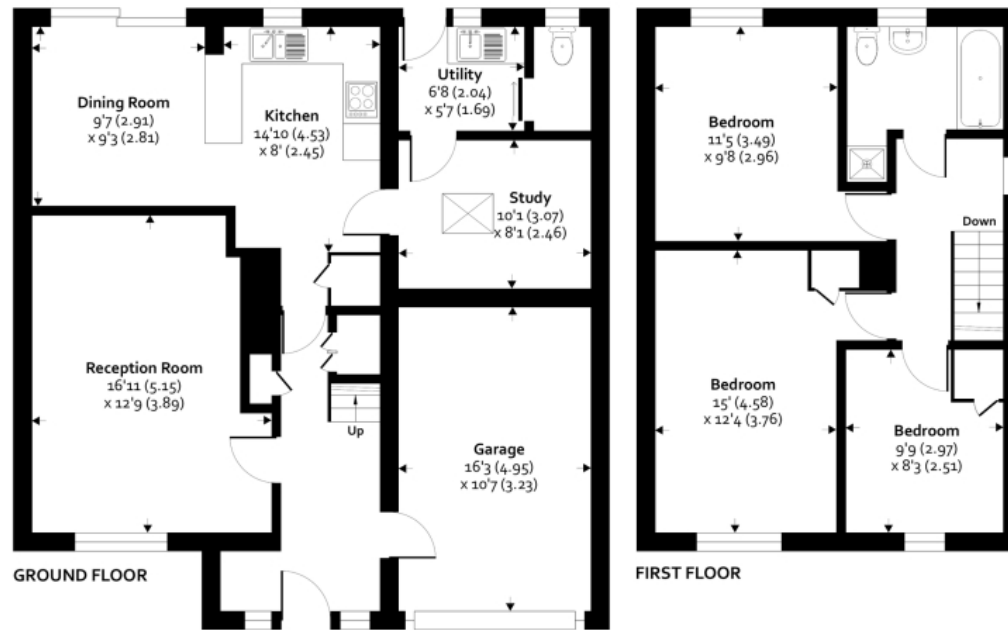




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Approximate Area = 1190 sq ft / 110.6 sq m
 Garage = 166 sq ft / 15.4 sq m
 Total = 1356 sq ft / 126 sq m
 For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. © nrichcom 2025. Produced for Green & Co. REF: 1463718



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 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 logo for Green & Co. is displayed in white serif font on a dark green rectangular background. The word 'GREEN' is in a larger font size than '& CO'.

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