



GREEN &
CO

£225,000 3 Badgers Gardens, Wantage, Oxfordshire, OX12 8FE, UK

Leasehold



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£225,000 Badgers Gardens, Wantage

Council Tax Band C

Situated within a comfortable, level walk of Wantage town centre, this well-presented two-bedroom maisonette offers flexible accommodation in a highly sought-after location. Accessed via its own private entrance, this ground-floor apartment is centred around a spacious open-plan kitchen, dining and living area, creating a welcoming heart to the home. To the rear, two bedrooms are complemented by a main bathroom and generous built-in storage. The smaller bedroom enjoys the added benefit of a patio door opening directly onto the attractive communal gardens, offering a rare luxury for an apartment of this nature. The outdoor space features extensive lawns and access to a shared bike shed, providing both practicality and a pleasant setting to relax outdoors. Further benefits include an allocated parking space and the advantage of coming to the market with no onward chain. Altogether, the property occupies a desirable residential position within comfortable reach of Wantage Market Place and its excellent local amenities.

what3words. [w3w.co/file.straw.superhero](https://www.what3words.com/file/straw.superhero).

Utilities. All mains services are connected.

Heating Type. Central Heating is provided in each room via radiators from one main electric flow boiler.

Leasehold. 125 years from 1st January 2008.

Service Charge. £1,813.80 per annum as of January 2026.

Ground Rent. £200.00 per annum with renewal due on 1st January 2033 and on every



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25th anniversary during the term.

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. 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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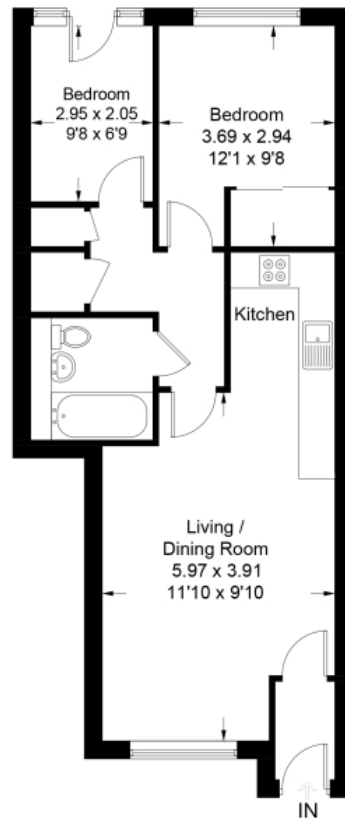




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3 Badgers Gardens, Charlton Road, Wantage, OX12 8FE

Approximate Gross Internal Area = 56.0 sq m / 603 sq ft



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 | | |
| 69-80 | C | 69 C | 71 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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