



GREEN &
CO

£275,000 12 Rolls Court, Wantage, Oxfordshire, OX12 9AE, UK

Freehold

£275,000 Rolls Court, Wantage

Council Tax Band C

Ideally situated within a short walk of the historic Market Place and Waitrose, this well-located two-bedroom home offers exceptionally flexible living arranged over three floors, including work-from-home space if required. The property benefits from off-street parking to the front and a private rear garden, making it a rare find in such a central position. The spacious ground floor features a large kitchen/dining room, perfect for everyday living and entertaining. Upstairs, the first floor offers a comfortable living room with a striking mezzanine bedroom above, a separate bathroom, and an additional single bedroom. A further staircase leads to the mezzanine level on the second floor. Ideal for first-time buyers, professional couples, or investors, this unique property must be viewed to be fully appreciated.

what3words. w3w.co/episode.trending.president.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

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 Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, 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.



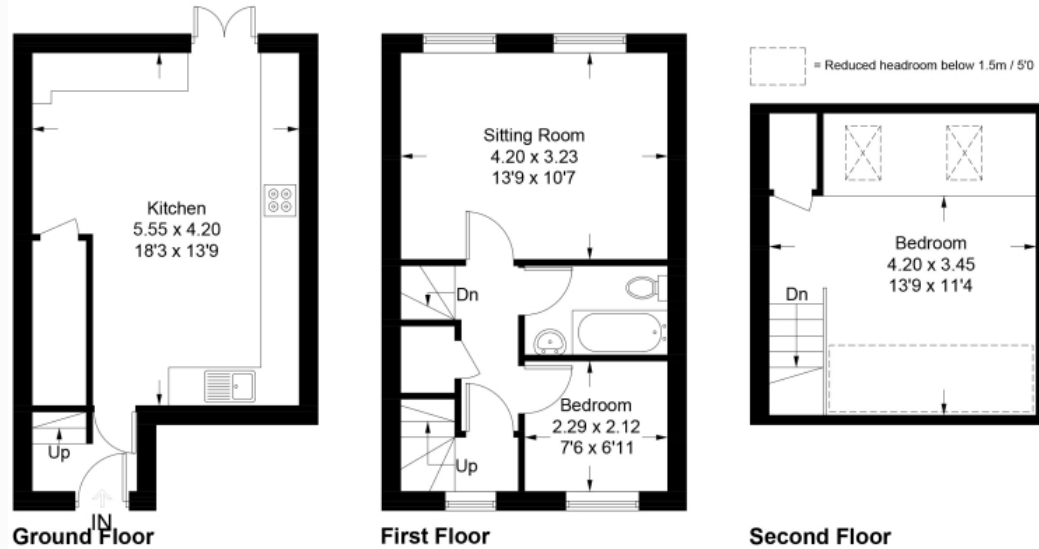
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Approximate Gross Internal Area = 71.1 sq m / 765 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 3.6 sq m / 39 sq ft

Total = 74.7 sq m / 804 sq ft



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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		
55-68	D	63 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. features the word "GREEN" in a large, white, serif font, with "& CO" in a smaller, white, sans-serif font to its right. The logo is set against a dark green rectangular background.

GREEN & CO



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