



GREEN &
CO

£425,000 28 Grove Street, Wantage, Oxfordshire, OX12 7AA, UK

Freehold



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£425,000 Grove Street, Wantage

Council Tax Band D

A well-presented three-bedroom townhouse, ideally located just a short walk from the town centre. This charming home forms part of a unique conversion of a former public house, blending character with modern living. The ground floor offers a welcoming entrance hall, a convenient cloakroom with W.C., and a bright garden room with doors opening onto a private, secluded courtyard garden. There is also a formal sitting room featuring an attractive fireplace, along with a well-appointed kitchen/breakfast room. Upstairs, the property offers a spacious master bedroom with a feature fireplace and fitted wardrobes, a further double bedroom, and a well-proportioned single bedroom. The family bathroom is fitted with both a separate shower and a bath, completing the accommodation. Residents' permit parking is available, and the property is being offered for sale with the added benefit of no onward chain. This delightful home is ideal for those seeking character, convenience, and a central location.

what3words. w3w.co /expect.crescendo.grazes.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services 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



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



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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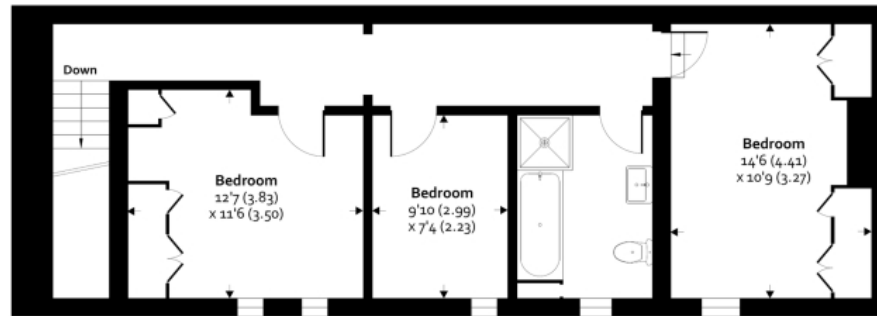




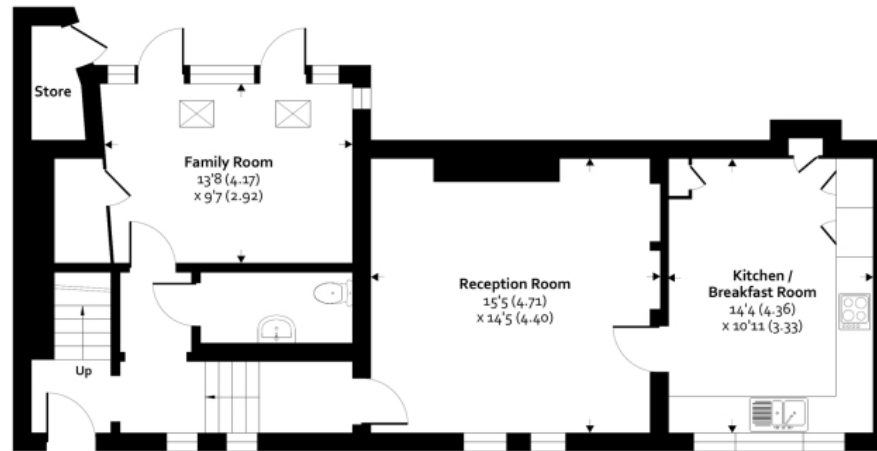
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Approximate Area = 1339 sq ft / 124.4 sq m
 Outbuilding = 15 sq ft / 1.4 sq m
 Total = 1354 sq ft / 125.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2026. Produced for Green & Co. REF: 1432453



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

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.