

GREEN & CO



£325,000 10 Fox Lane, Wantage, Oxfordshire, OX12 9WP, UK

Freehold



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£325,000 Fox Lane, Wantage

Council Tax Band C

Built around ten years ago and tastefully decorated by the current owners, this well-presented home offers modern accommodation within a popular development on the outskirts of Wantage. On the ground floor, a well-equipped kitchen and cloakroom sit towards the front of the property, while a spacious open-plan living and dining area to the rear provides an inviting setting for relaxing and entertaining. Upstairs, the generous principal bedroom benefits from an ensuite shower room with a Velux window providing plenty of natural light. A well-proportioned second bedroom is served by the main family bathroom. French doors open from the living space onto the recently renovated garden, where patio areas and low-maintenance artificial grass create a practical setting for outdoor seating and entertaining. A passageway from the rear of the garden provides access to the single garage, with designated parking out front. Offering well-maintained accommodation in a desirable location, this home is ideally suited to first-time buyers, downsizers or anyone seeking a property ready to move into.

what3words. [w3w.co/unscrew.poets.graver](https://www.what3words.com/unscrew-poets-graver).

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. We are aware that an Estate Service Charge is due across the wider development, though the vendors have never been approached to make a payment.

Location. Wantage is a welcoming, well-connected Market Town that combines modern convenience with a strong sense of community, making it ideal for families



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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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. features the word "GREEN" in a large, white, serif font, followed by "& CO" in a smaller, white, sans-serif font. The logo is set against a dark green rectangular background.

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