GREEN & CO

£279,950 2 Letcombe Mews, Wantage, Oxfordshire, OX12 9GW, UK

Freehold

£279,950 Letcombe Mews, Wantage

Council Tax Band C

Set in an exceptionally convenient location within walking distance of the historic Market Place and Waitrose, this attractive mews house is arranged over three floors and benefits from outside space and an allocated parking space. Enjoying lovely views over Letcombe Brook and offered for sale with no onward chain, the property provides flexible accommodation throughout. The ground floor comprises an entrance hall with cloakroom, together with a kitchen opening into a spacious reception room featuring windows and patio doors overlooking the decking area, Letcombe Brook, and the attractive green space beyond. On the first floor, there is a generous double bedroom, study/bedroom, and family bathroom, while the second floor offers a further double bedroom with an ensuite shower room. The current tenant has been served notice, and the property will shortly be vacant, presenting an excellent opportunity for owner-occupiers and investors alike. Early viewing is highly recommended to fully appreciate this superb FREEHOLD home.

what3words. w3w.co/polices.tidying.boomed. **Utilities**. All main services are connected. **Heating Type**. Gas central heating to radiators.

Management Fees. The property is managed by Letcombe Mews Residents Company Limited, with communal works agreed by residents and shared equally between the six properties. The property has timber-framed windows.

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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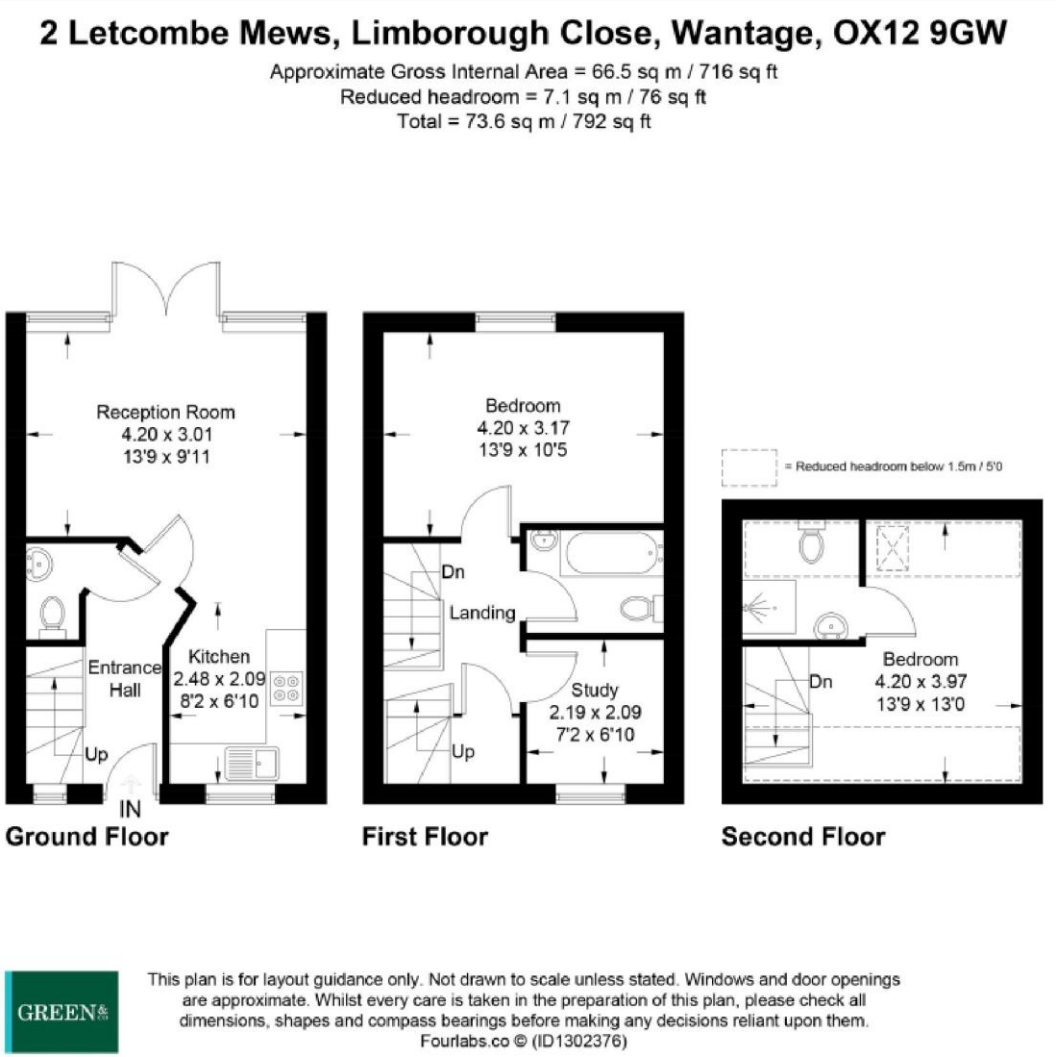

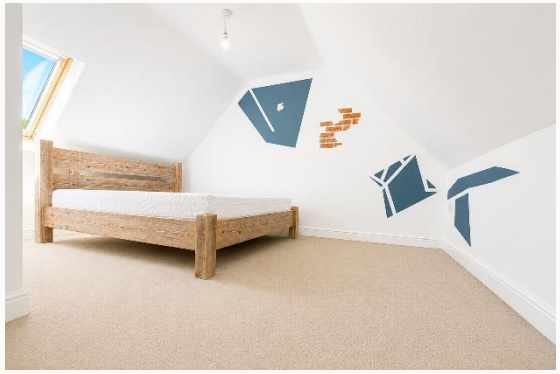

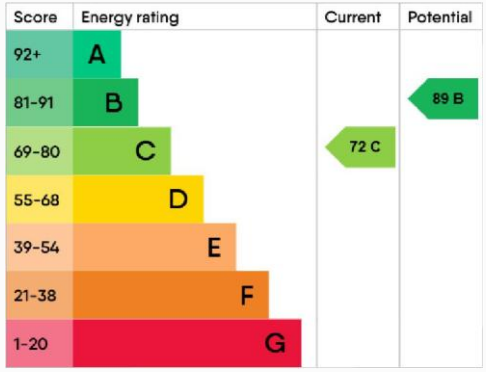

Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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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