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£850,000 Cambridge Villa, Wantage, Oxfordshire, OX12 9AB, UK

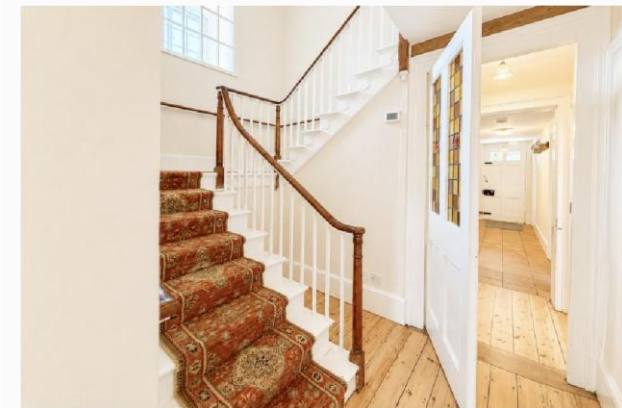
Freehold



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An iconic and highly distinctive Wantage residence, Cambridge Villa is a handsome period home occupying a magnificent plot approaching a quarter of an acre in one of the town's most established settings. Dating from the Victorian era, the property combines elegant proportions with an abundance of warmth, charm, and architectural presence. From the moment you arrive, Cambridge Villa conveys a sense of stature and individuality rarely found in modern homes. Internally, the property extends to over 2,100 sq ft and is defined by its beautifully high ceilings, generous room proportions, and an exceptional sense of light and space throughout. The accommodation flows naturally from a welcoming entrance hall into a superb dual-aspect sitting room measuring over 23 feet in length, featuring attractive bay windows, a fireplace and excellent entertaining space. A separate study provides an ideal home office or snug, while the dining room enjoys a direct relationship with the kitchen, creating a practical yet characterful family layout. The kitchen itself is well-proportioned and filled with natural light, complemented by a utility room and useful ancillary spaces, including a garden store and cloakroom facilities. To the first floor are five genuine bedrooms arranged around a spacious central landing, all benefiting from the excellent ceiling heights and proportions synonymous with homes of this era. The principal bedrooms are particularly impressive, offering a sense of volume and elegance increasingly difficult to replicate. The first floor is further served by both a family bathroom and a separate shower room, enhancing the practicality of the accommodation for modern family living. Outside, the grounds are a major feature of the property. The mature plot approaching 0.25 acres provides a rare degree of privacy and space so close to the heart of Wantage. The gardens offer enormous potential for landscaping, family enjoyment and outdoor entertaining, whilst further enhancing the home's distinguished setting. The gravelled driveway provides sweeping access and ample parking. Cambridge Villa represents a rare opportunity to acquire one of Wantage's recognisable period homes, a property of genuine character and heritage, offering substantial family accommodation with timeless appeal.

what3words. [w3w.co/marketing.actual.shower](https://www.what3words.com/w3w.co/marketing.actual.shower). **Utilities.** All mains services are connected. **Heating Type.** Gas central heating to radiators.





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.

Other Material Information. Rich in character and period charm, the property retains many features sympathetic to its origins, including beautiful timber-framed windows. Whilst enjoying an abundance of original appeal, the property is not listed, providing purchasers with increased flexibility. Cambridge Villa is set well back from Mill Street alongside the Lamb Inn Public House and working Mill, just uphill from Letcombe Brook.

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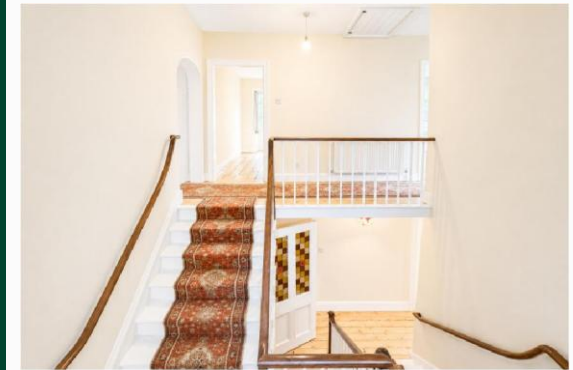
Cambridge Villa, 57 Mill Street, Wantage, OX12 9AB

Approximate Gross Internal Area = 197.6 sq m / 2127 sq ft
 Reduced Headroom = 2.4 sq m / 26 sq ft
 Garden Store = 2.8 sq m / 30 sq ft
 Total = 202.8 sq m / 2183 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		
69-80	C		79 C
55-68	D	56 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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