





Cloverdown

Wantage, Oxfordshire

DOUGLAS & SIMMONS

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The Ridgeway, Wantage, Oxfordshire, OX12 8LX

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This individual semi-detached three bedroom property attached to a former Victorian hunting lodge affords a wealth of character whilst benefitting from many recent improvements including a high quality kitchen and stunning dining room.

LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.40mins)





THE PROPERTY

Fronting the ancient Ridgeway, Cloverdown sits in a magnificent location within the heart of the North Wessex Downs Natural Landscape, this individual semi-detached three bedroom property attached to a former Victorian hunting lodge affords a wealth of character whilst benefitting from many recent improvements including a high quality kitchen and stunning dining room.

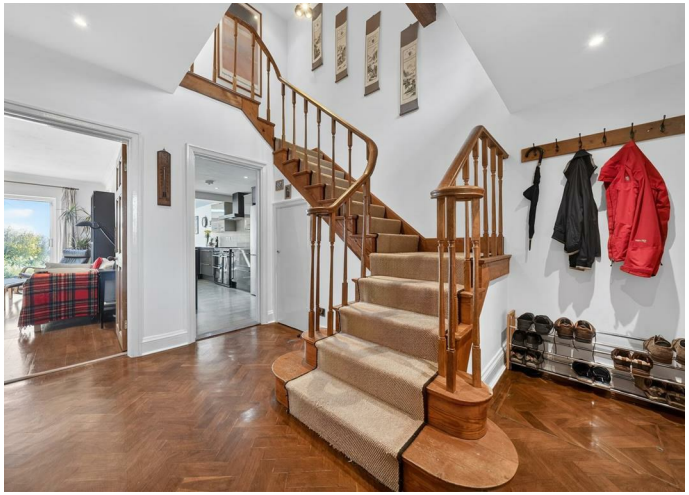
This tastefully extended and improved property now affords a high quality kitchen with granite work surfaces and a delightful light and airy dining room. Ground floor accommodation is complemented by a good sized sitting room with wood burner, separate study/playroom/family room as well as a downstairs WC, coat rack and spacious entrance hall with wood block flooring and sweeping vaulted staircase.

To the first floor there are two double bedrooms, an additional bedroom and the family bathroom has been extended and refitted to a high specification. Delightful rural location in a quiet setting with a c.117' x 35' rear garden overlooking countryside, a c.60' x 25' front garden with driveway parking for a number of vehicles leading to a detached recently constructed, large, quality bespoke oak garage with roof storage.

Mains electricity. Oil-fired central heating via radiators with external wall-mounted boiler. Private sewage and drainage via shared septic tank on adjacent property. Private water supply arrangement with Manor Farm (via Thames Water).

EER-E.







TOTAL FLOOR AREA 1380.00 sq ft
VALE OF WHITE HORSE DISTRICT COUNCIL BAND F













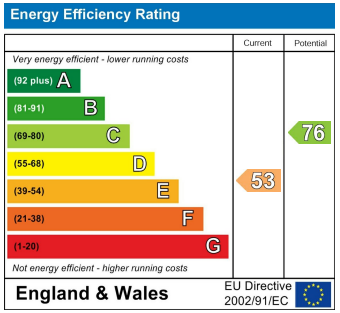


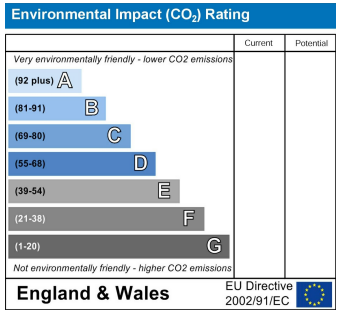
Manor Road, Wantage, OX12

Approximate Area = 1380 sq ft / 128.2 sq m
Garage = 265 sq ft / 24.6 sq m
Total = 1645 sq ft / 152.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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DIRECTIONS

From Wantage town centre proceed South along Newbury Street; at the traffic lights continue straight onto Manor Road (A338); continue south on the A338 for about 2 miles all the way up the hill out of Wantage; soon after a left hand bend in the road at the top of the hill, turn left on to the Ridgeway Farm Track; Cloverdown OX12 8LX can then be found about 400m along the track on the right hand side, set back from the Ridgeway.

Other Material Information:

- Ofcom checker indicates good outdoor coverage for EE, Three, O2 and Vodafone

- Ofcom checker indicates standard and superfast broadband are available at this property

- Government Portal has marked this area as low flood risk

- We are unaware of any planning permissions that would negatively affect the property



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Viewings strictly by prior appointment with the sole agents Douglas & Simmons Tel 01235 766222

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NAEA

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The Property Ombudsman

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