

£425,000 11 Humphries Green, Wantage, Oxfordshire, OX12 8FU, UK Freehold


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£425,000 Humphries Green, Wantage

Council Tax Band D

With far-reaching views across Wantage, set in a desirable position on the town's edge, this well-presented detached home offers three bedrooms, a garage and driveway parking. Recently redecorated throughout, the accommodation includes a welcoming entrance hall, cloakroom and comfortable living room, alongside a kitchen/dining room with space for family life and entertaining. Upstairs are three well-proportioned bedrooms, including a principal bedroom with an ensuite shower room, together with a family bathroom. Built by Messrs Croudace Homes to their popular Clevedon design, the property is complemented by a tiered rear garden, maximising the views over Wantage, a front garden and parking to the side. Presented in move-in-ready condition, this attractive home combines a practical layout with an appealing setting.

what3words. w3w.co/arrived.keyboard.patching.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. 6-monthly charge of £103.67, totalling an estimated annual Estate Service Charge of £207.34, as of March 2026.

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







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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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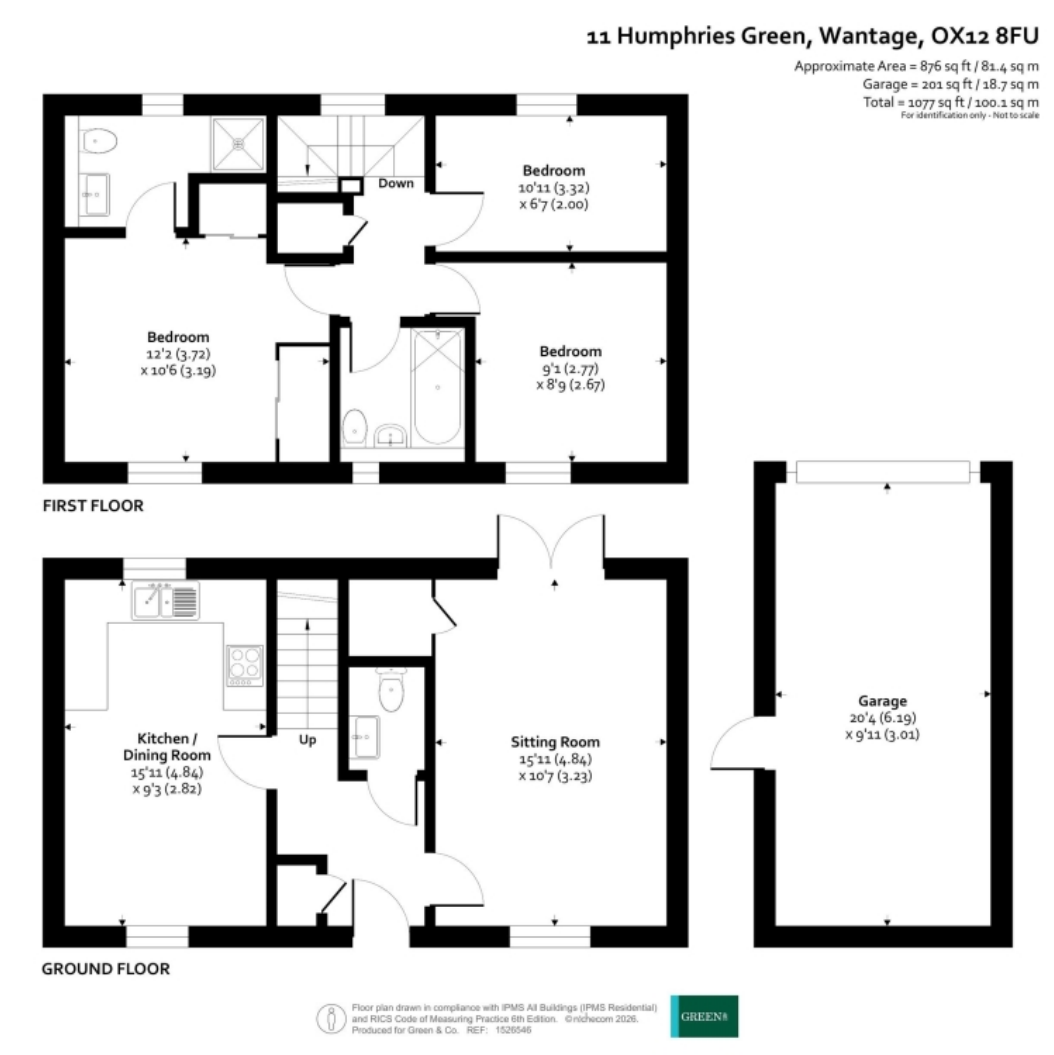






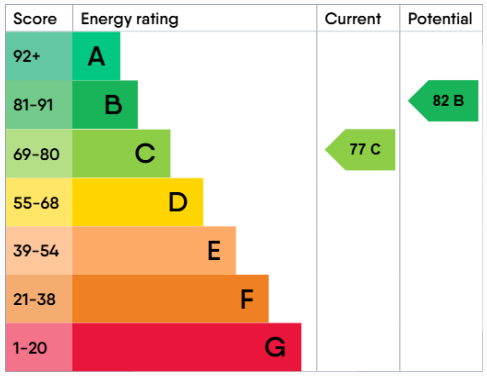



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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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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