



DOUGLAS & SIMMONS



2a, Newbury Street,
Wantage, Oxfordshire

2a Newbury Street, Wantage, Oxfordshire, OX12 8BS

Guide Price £295,000 Leasehold

Situated just off the market square in desirable Newbury Street in Wantage, this exquisite Georgian apartment offers a fusion of historical elegance and modern comfort. Spanning an impressive 1,269 square feet, this Grade II listed property is beautifully presented and thoughtfully refurbished, making it a perfect home for those who appreciate character and style.

- Generously proportioned c.1269 sq ft • 3/4 bedrooms over two floors • Handmade kitchen with built in appliances • Refitted shower room/utility area • Long lease 132 years • 3 top floor double bedrooms, plus a mezzanine floor • 2 generous first floor rooms • Cloakroom • Gas central heating • Long lease



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.45mins).

DESCRIPTION

Situated just off the market square in desirable Newbury Street in Wantage, this exquisite three/four bedroom Georgian apartment offers a fusion of historical elegance and modern comfort. Spanning an impressive 1,269 square feet, this Grade II listed property is beautifully presented and thoughtfully refurbished, making it a perfect home for those who appreciate character and style.

The apartment is arranged over two floors, featuring two large inviting reception rooms that provide ample space for relaxation and entertaining. The high-quality handmade kitchen is a standout feature, designed to meet the needs of any culinary enthusiast. The refitted shower room adds a touch of luxury, ensuring convenience and comfort for residents. A further cloakroom the hall ensures convenience for residents and guests.

With three generously sized bedrooms located on the top floor, one currently configured to a second sitting room, this apartment is ideal for those seeking versatility. Additionally, a characterful mezzanine floor over one of the top floor rooms allows you to further tailor the space to your specific needs, whether it be a study or hobbies space, a play area, dressing room or guest room. A loft area located off this space provides useful boarded storage area.

The property boasts gas central heating to radiators, ensuring warmth and comfort throughout the year. The high-quality secondary glazing and traditional sash windows not only enhance the aesthetic appeal but also improve energy efficiency, making this home both beautiful and practical.

This stunning apartment combines the charm of its Georgian roots with modern amenities, making it a rare find in the heart of Wantage. Whether you are looking for a unique home or an investment for rental purposes, this property delivers a delightful and elegant living experience a stones throw from Waitrose and the vibrant amenities within the town.

FLOOR AREA

1275.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





Newbury Street, Wantage, OX12

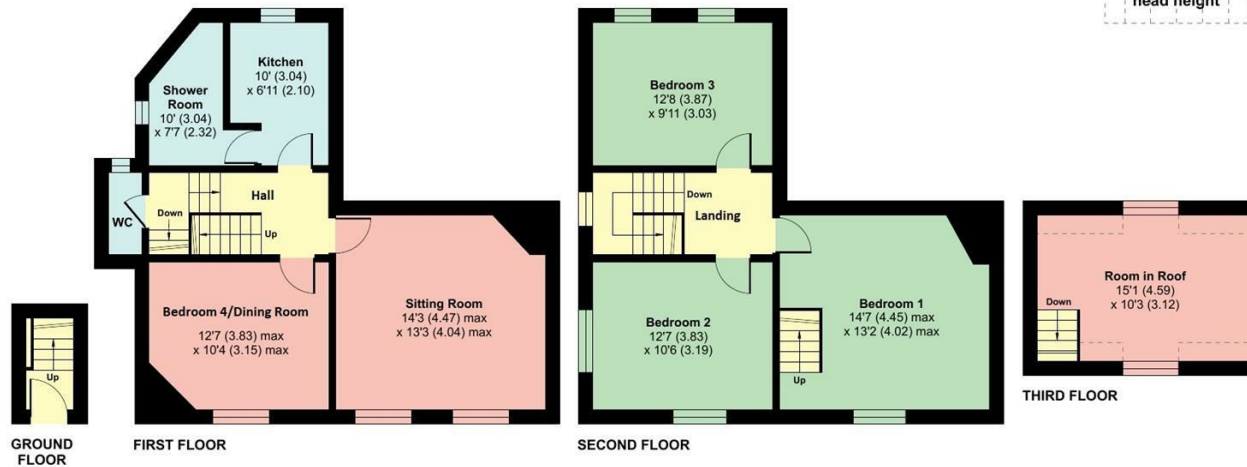
Approximate Area = 1250 sq ft / 116.1 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1275 sq ft / 118.4 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 8BS

what3words:///robes.under.blending As you exit the market square via Newbury Street, the property can be found on the right hand side as identified by our D&S For Sale board.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Douglas and Simmons Ltd. REF: 1463986

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- All measurements are approximate. **GRD/RD 05.2026**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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