



DOUGLAS & SIMMONS



Roseacre, Springfield Road,
Wantage, Oxfordshire

Roseacre Springfield Road, Wantage, Oxfordshire, OX12 8EX

Guide Price £435,000 Freehold

This 1950's detached house is coming to the market for the 1st time since 1963. This much loved family home is situated in a quiet and convenient location. Offered for sale with no ongoing chain.

- No onward chain • South facing rear garden • 55' x 22' front garden • 2 double bedrooms • 4th bedroom/study • Family bathroom • Downstairs WC • Potential loft conversion • Convenient Wantage location • 1 single bedroom



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)

DESCRIPTION

BEST AND FINAL OFFERS 1ST OCTOBER MIDDAY 2025

This 1950's detached house is coming to the market for the 1st time since 1963. This much loved family home is situated in a quiet and convenient location. Offered for sale with no ongoing chain, 'Roseacre' benefits from a good sized plot with a c. 55' x 52' south facing rear garden as well as a c. 55' x 22' front garden providing scope to create parking/driveway space. The plot is well proportioned with garden to both sides c.30' x 11' to the west side and c. 30' x 13'6" to the east side. This provides excellent potential to extend or create a garage and/or drive to either side or the front of the property.

This coupled with the potential of a loft conversion to the main roof space (offering c. 14'4" x 9' of useable space) or to the side of the loft with further potential for accommodation subject to compliance. Accommodation comprises 3 1st floor bedrooms and bathroom, to the ground floor there is a separate sitting room and dining room as well as a kitchen breakfast room and conservatory garden room. Further accommodation includes a bedroom 4/ study with an adjacent WC.

EER-C

SERVICES

Gas central heating

Mains services connected

Other material information:

- Ofcom checker indicates good mobile availability indoor and outdoor for EE and Three and good availability outdoor for O2 and Vodafone
- Ofcom checker indicates, standard, superfast and ultrafast broadband is available at the property
- Via government portal this area is a very low flood risk
- We are unaware of any planning permissions that could negatively effect the property

FLOOR AREA

1527.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E

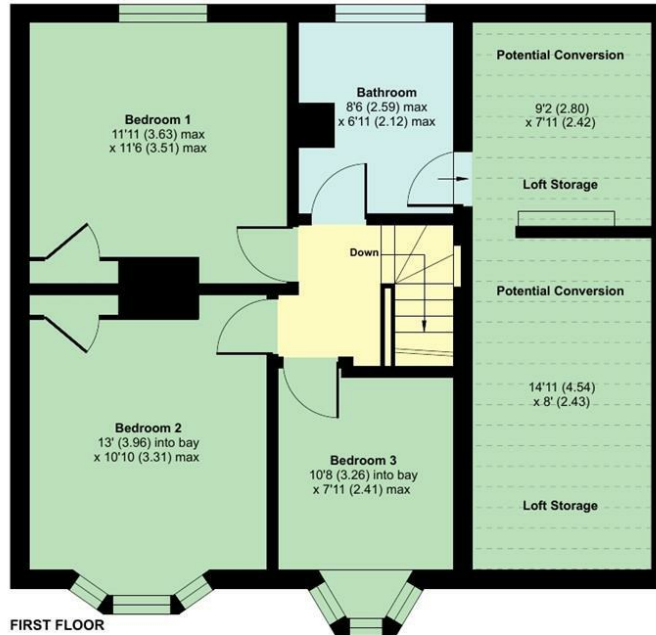
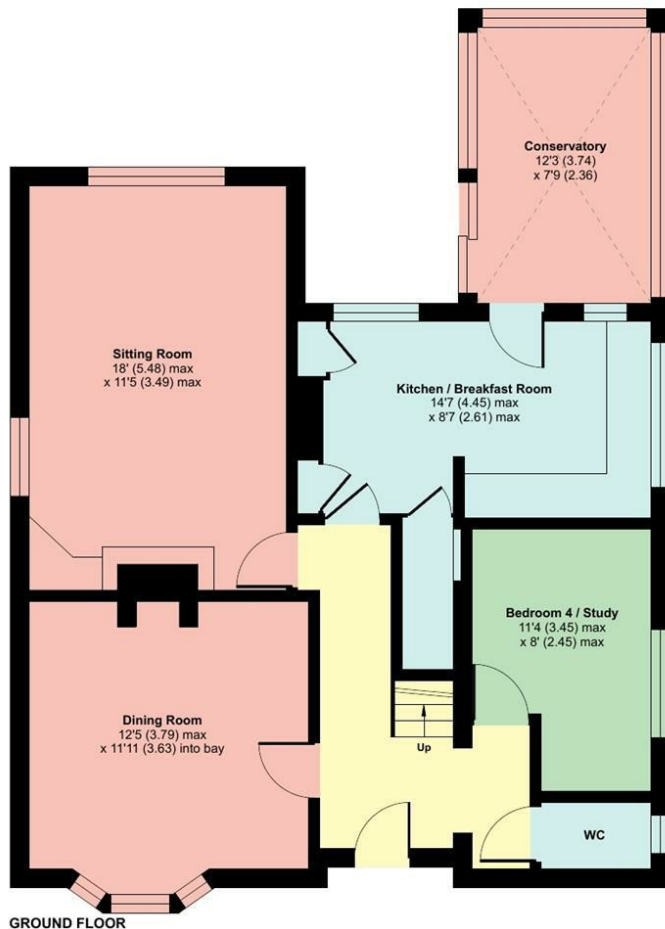


Springfield Road, Wantage, OX12

Approximate Area = 1313 sq ft / 121.9 sq m
 Limited Use Area(s) = 214 sq ft / 19.8 sq m
 Total = 1527 sq ft / 141.7 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		
England & Wales	72	78
	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 8EX

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate.

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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