

GREEN &
CO



£425,000 38 The Elms, Wantage, Oxfordshire, OX12 7GX, UK

Freehold



GREEN & CO

£425,000 The Elms, Wantage

Council Tax Band D

Beautifully presented throughout, this modern three-bedroom semi-detached family home, built by Bellway Homes, is situated on a popular residential development and enjoys far-reaching views over the surrounding countryside. The accommodation comprises an inviting entrance hall with a downstairs cloakroom, a formal sitting room to the front featuring an impressive built-in media wall, and a superb open-plan kitchen, dining and family room with bi-fold doors opening onto the rear garden. A separate utility room provides additional practicality. On the first floor are three well-proportioned bedrooms, including a spacious master bedroom with a contemporary en-suite shower room, together with a stylish family bathroom. Outside, the fully enclosed rear garden provides an ideal space for outdoor entertaining and family life. The garage has been thoughtfully converted to create an excellent home office, while still retaining useful storage space to the front. The property also benefits from driveway parking. This exceptional family home is presented to an excellent standard throughout, and an early viewing is highly recommended.

what3words. [w3w.co/slightly.goodness.clef](https://www.what3words.com/w3w.co/slightly.goodness.clef).

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. The vendors inform us that there is currently no Estate Service Charge due until the development is completed.

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



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e. sales@greenand.co.uk

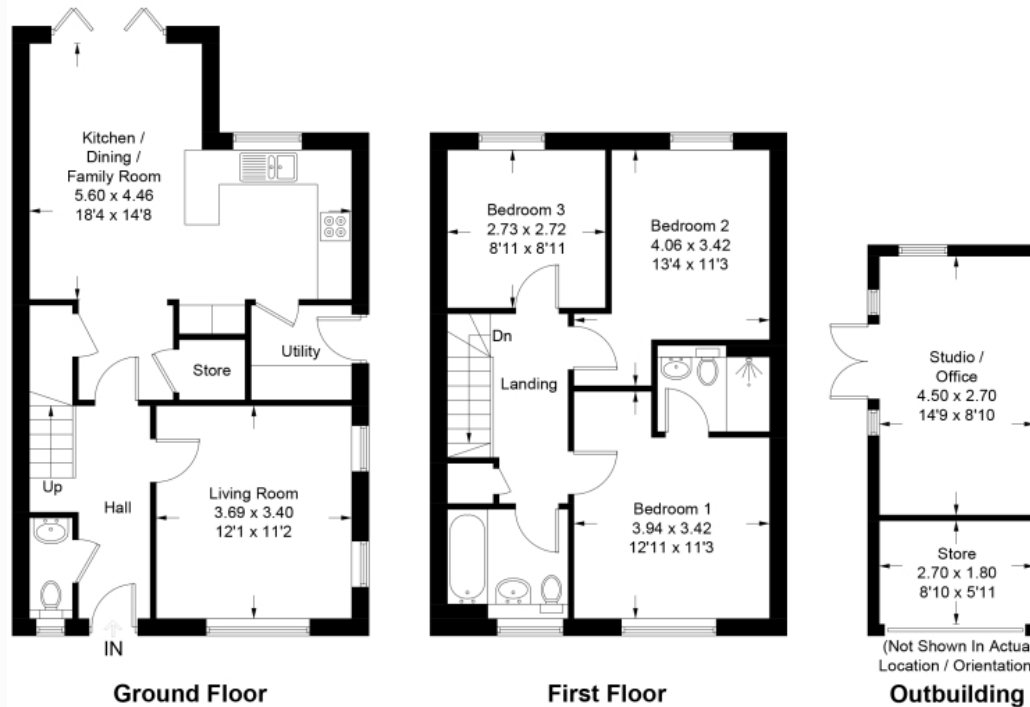


offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and Swindon. A lively Market Place, packed with a mix of familiar names and independent shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from 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.



38 The Elms, Wantage, OX12 7GX

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft
 Outbuilding = 17.3 sq m / 186 sq ft
 Total = 114.7 sq m / 1234 sq ft



GREEN

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.
 Fourlabs.co © (ID1320475)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	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>.

The logo for Green & Co. is displayed in white serif font on a dark green rectangular background in the top left corner.

GREEN & CO



Harry Goodman
01235 773 404



James Goodman
01235 773 401



Kevin Flanagan
01235 773 403

IMPORTANT - In compliance with the DMCC Act 2024, Green & Co. makes every effort to provide accurate, up-to-date information, including property tenure (Freehold/Commonhold/Leasehold), council tax band, utility types, and material restrictions or building safety issues, as made available to us. We recommend that buyers verify this information alongside their legal representative before making an offer. The details and photographs within this brochure are for guidance only and are accurate to the best of our knowledge. They do not constitute a contract or offer. Green & Co. has not tested any apparatus, equipment, or services and cannot verify that they are in working order. All measurements are approximate and any digitally enhanced images are meant to illustrate potential, not guarantee reality.