

GREEN &  
CO



£235,000 5 Moir Court, Wantage, Oxfordshire, OX12 9AF, UK

Freehold

Set within easy walking distance of the historic Market Place and Waitrose, this rarely available one-bedroom, semi-detached, freehold home offers a unique opportunity for buyers seeking a well-located property with scope for personalisation. Arranged over three floors, the accommodation comprises a spacious integral garage and entrance at ground level, a bright living room, kitchen, and bathroom on the first floor, and a characterful mezzanine bedroom on the second floor. Offered to the market with no onward chain, the property further benefits from driveway parking and private gardens, enhancing both its practicality and appeal. Coming to the market for the first time since new, the home retains its original windows and doors, presenting an excellent opportunity for modernisation and value enhancement. Ideal for first-time buyers and investors alike, early viewing is highly recommended to fully appreciate the potential on offer.

**Utilities.** All mains services are connected.

**Heating Type.** Gas-fired central heating to radiators. Boiler replaced in 2019. Unvented hot water cylinder conversion in 2025.

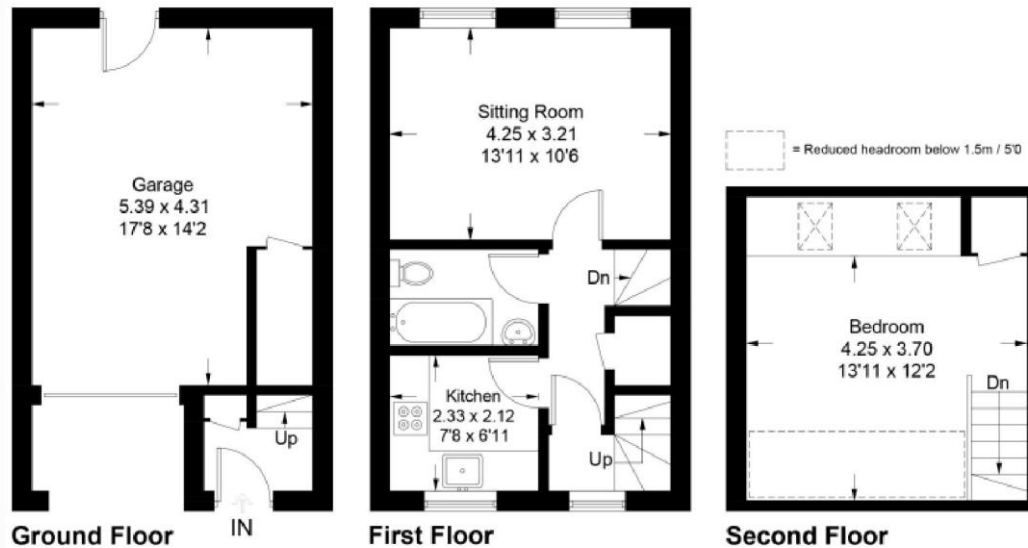
**what3words.** [w3w.co/haystack.estimate.collides](https://www.what3words.com/haystack.estimate.collides).

**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 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.



## 5 Moir Court Wantage, OX12 9AF

Approximate Gross Internal Area = 48.3 sq m / 520 sq ft  
 Garage = 23.1 sq m / 249 sq ft  
 Reduced Headroom = 3.5 sq m / 38 sq ft  
 Total = 74.9 sq m / 807 sq ft



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.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 64 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>.

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Harry Goodman  
01235 773 404



James Goodman  
01235 773 401



Kevin Flanagan  
01235 773 402

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