

GREEN &
CO



£525,000 2 Stonebury Close, Wantage, Oxfordshire, OX12 7AW, UK

Freehold



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Council Tax Band E

This mature three-bedroom detached chalet-style property occupies a desirable non-estate position and is set within a generous plot approaching 0.2 acres (approximately 0.1 hectares). The property benefits from ample driveway parking, a detached garage, and well-established, mature gardens. As probate has been granted, the sale has been enabled to proceed. The property offers an excellent opportunity for refurbishment and/or extension (subject to the usual consents), providing scope for a purchaser to adapt and enhance the accommodation to suit their individual needs. Having been a well-loved family home, it now presents considerable potential for its next iteration and with its attractive setting, substantial plot, detached garage, generous parking, and clear scope for enhancement, this is a property that warrants internal inspection. Call us or pop into our prominent office in Wantage's historic Market Place to book your viewing now.

what3words. [w3w.co/hillsides.witless.footpath](https://www.what3words.com/hillsides.witless.footpath).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

Location. Previous winner of the Great British High Street award and recognised by The Sunday Times as an often-overlooked gem of Oxfordshire destined to become a thriving hub, Wantage is ideally located in the Vale of the White Horse. The town offers



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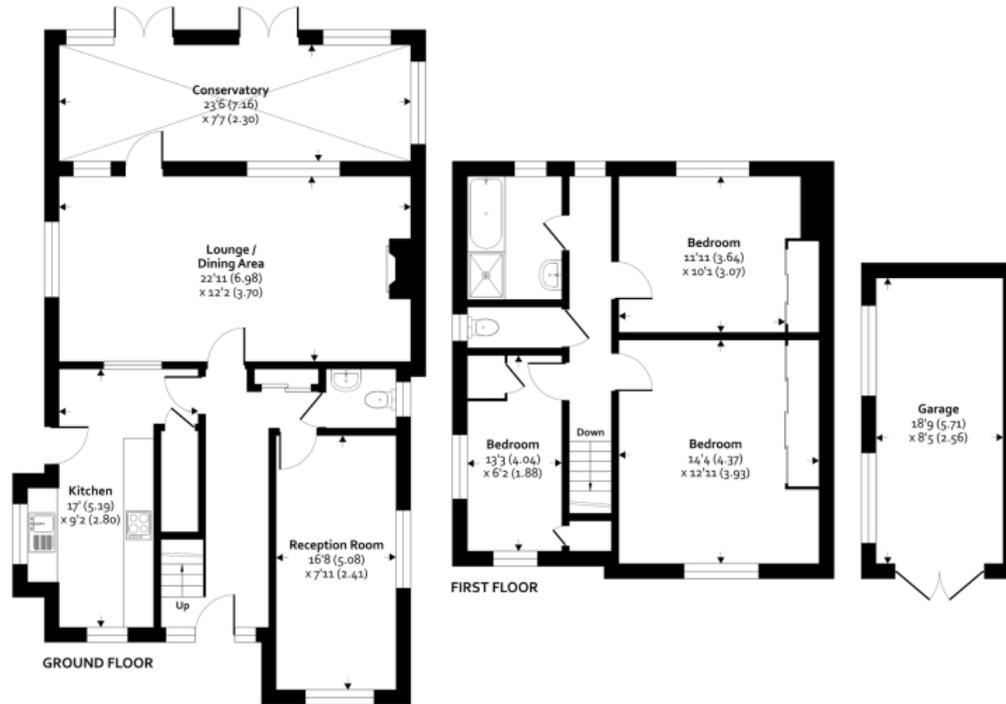


excellent transport links, with the A338 providing easy access to the A34, M40, M4, and rail services from Oxford, Didcot, and Swindon. A picturesque Market Town with deep historical roots dating back to the time of Alfred the Great, Wantage boasts a vibrant mix of high street and independent retailers, along with a wealth of bars, restaurants, and cafes that contribute to its thriving community atmosphere. King Alfred's Academy provides secondary education and is part of the Cambrian Learning Trust, collaborating with local primary schools, including Charlton, Wantage CofE, and the outstanding Stockham Primary School and Wantage Primary Academy. With easy access to the stunning surrounding countryside, including the ancient Ridgeway and White Horse Hill, Wantage offers the perfect blend of semi-urban living and rural beauty. There is a superb range of schools in the area, including St Hugh's, Pinewood, Cothill, and Radley; The Dragon, Summerfields Headington and Magdalen College School in Oxford, Abingdon School together with St Helen's and St Katharine's in Abingdon.



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Approximate Area = 1497 sq ft / 139.1 sq m
 Garage = 157 sq ft / 14.6 sq m
 Total = 1654 sq ft / 153.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2026. Produced for Green & Co. REF: 1462947



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		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.