GREEN & CO

£235,000 25 Rolls Court, Wantage, Oxfordshire, OX12 9AE, UK

Freehold

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£235,000 Rolls Court, Wantage

Council Tax Band C

Situated just a short walk from Wantage Market Place and Waitrose, this well-presented one-bedroom mid-terraced home offers versatile accommodation in a highly convenient location. A particular highlight is the rare benefit of an integral garage, providing valuable parking, storage or potential for further flexibility. The ground floor has been thoughtfully reconfigured to maximise the available living space, creating a versatile study with French doors opening directly onto the rear garden. The garage remains an excellent size at 5.34m x 2.33m, offering ample storage or parking, together with convenient pedestrian access to the garden. The first floor features a bright and spacious sitting room, whilst a separate fitted kitchen and a bathroom complement this level. Occupying the second floor, the mezzanine-style bedroom overlooks the living space below, enhancing the home's sense of openness. Outside, the private rear garden has been designed for low-maintenance enjoyment, with gravelled areas providing an ideal setting for outdoor dining and entertaining. Offered for sale with no onward chain, this distinctive home presents an excellent opportunity for first-time buyers, investors or those seeking a conveniently located property within easy reach of Wantage's shops, cafés and amenities.

what3words. w3w.co/clutter.raven.deriving.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

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

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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.

Other Material Information. The property contains timber-framed, single-glazed doors.

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BOSCH

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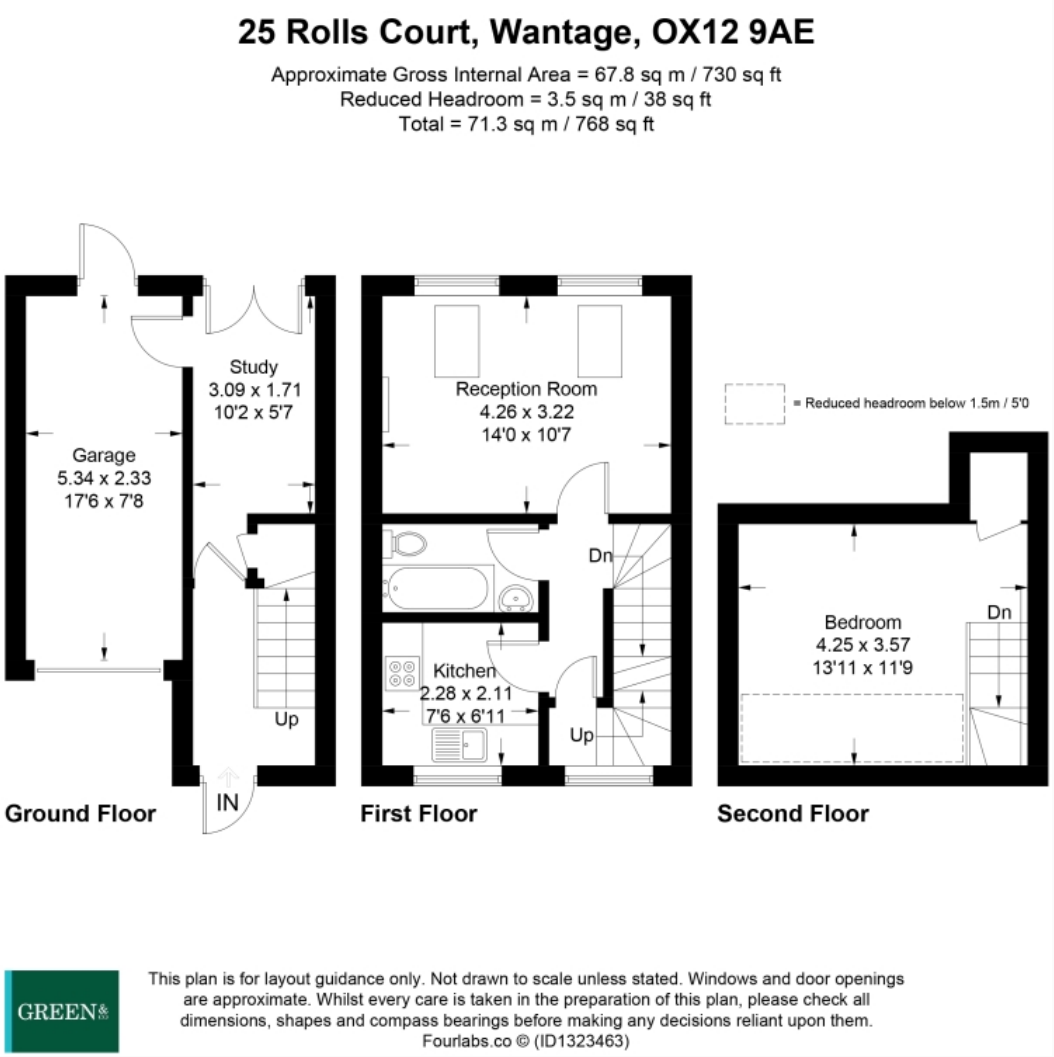

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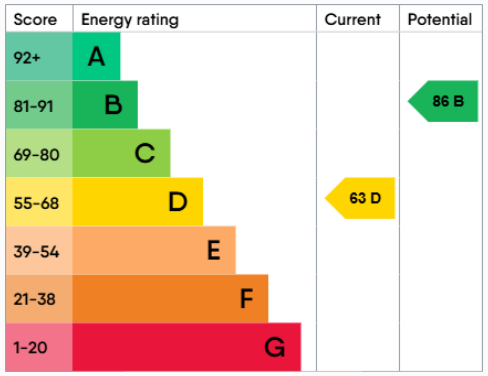

Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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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