

GREEN &
CO



£310,000 49 Denchworth Road, Wantage, Oxfordshire, OX12 9AY, UK

Freehold



GREEN & CO

£310,000 Denchworth Road, Wantage

Council Tax Band C

Offered for sale with no onward chain and much improved by the current owner with updated flooring and décor, this mature three-bedroom family home features a very long rear garden with two sheds. The well-presented accommodation features a light and spacious entrance hall, lounge/diner, kitchen with fitted oven, hob, extractor fan and counter lights included in the sale, storage, three bedrooms, a bathroom, and a separate WC. The loft is boarded and fitted with a light and ladder, providing useful additional storage space. Set in a highly convenient location, just a short walk from the historic Market Place and local amenities, this is an excellent first-time purchase or an investment. The property features uPVC double-glazed windows and gas-fired central heating to radiators. The large rear gardens extend to over 95 feet, and feature two sheds with a decking area, are fully enclosed and benefit from an outside light and tap, and are accessed via the garden gate in the shared passageway to the side. The front gardens are enclosed and laid mainly to lawn with path to front door, and there is designated parking at the front, available on a first-come, first-served basis.

what3words. [w3w.co/miles/relatives/incur](https://www.what3words.com/miles/relatives/incur).

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 Swindon. A lively Market Place, packed with a mix of familiar names and independent



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



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.

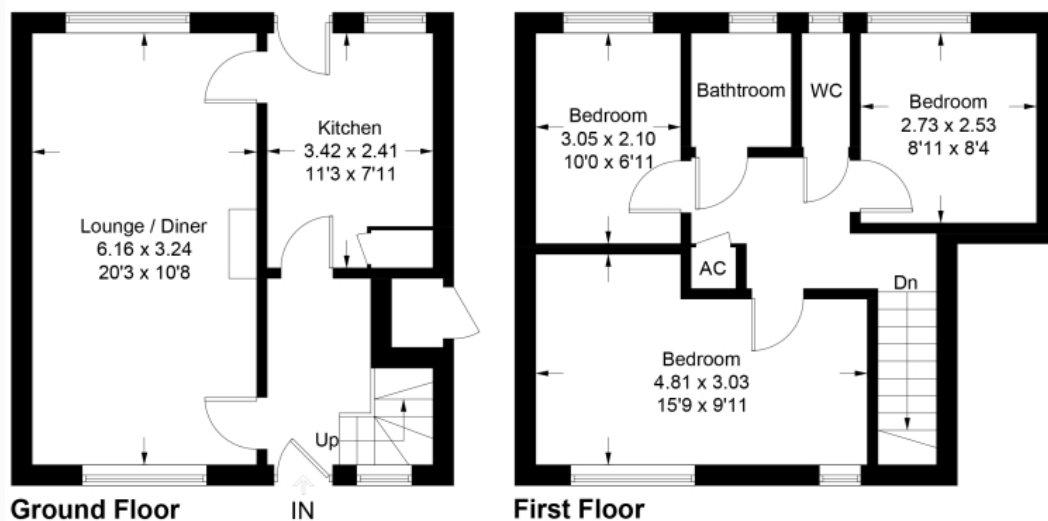




GREEN &
CO

49 Denchworth Road, Wantage, OX12 9AY

Approximate Gross Internal Area = 75.4 sq m / 811 sq ft
(Excluding External Cupboard)



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 © (ID1310164)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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>.

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.