

GREEN &
CO



£385,000 45 Stockham Way, Wantage, Oxfordshire, OX12 9BH, UK

Freehold



£385,000 Stockham Way, Wantage

Council Tax Band C

A well-presented and extended three-bedroom semi-detached family home, ideally situated in a popular residential area and backing onto paddock land. The property is also conveniently located within a short walk of the well-regarded Stockham Primary School. The accommodation comprises an entrance hall, spacious sitting room featuring a fireplace and wood-burning stove, leading through to a light and airy kitchen dining room with doors opening onto the rear garden. There is also a useful study/family room, utility cloakroom, together with side access to the garden. Upstairs are two generous double bedrooms, a further single bedroom and a family bathroom. Outside, the property enjoys a substantial rear garden with a large lawned area, raised beds, patio and a rear seating area, providing an excellent space for entertaining and family enjoyment. Side access leads to driveway parking for up to three vehicles. An early viewing is strongly advised to appreciate the space, location and excellent family accommodation this property has to offer.

what3words. [w3w.co/bunny.desktop.group](https://www.w3w.co/bunny.desktop.group)

Utilities. All main services are connected.

Heating Type. Gas 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 shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from National Landscape (formerly AONB) and



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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. A Conveyance of the land in this title dated 19 November 1982 indicates restrictive covenants.

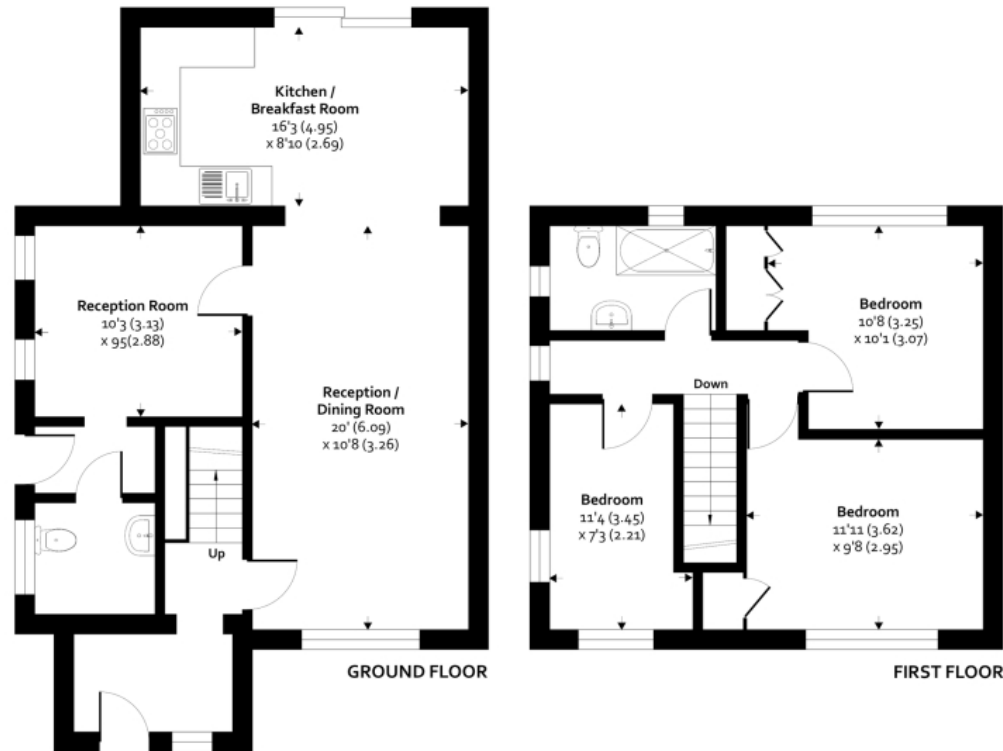




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Approximate Area = 1055 sq ft / 98 sq m
For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. © nrichcom 2025. Produced for Green & Co. REF: 15011554



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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. The word 'GREEN' is in a larger font size than '& CO'.

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