



17 Stockham Way, Wantage

In Excess of **£325,000**

Waymark

17 Stockham Way

Wantage, Wantage

Located in the ever sought-after location of Wantage, is this well-presented three bedroom home which enjoys a generous rear garden that backs directly onto St Mary's Convent grounds, offering beautiful, uninterrupted views over open greenery. Ideal for first-time buyers, this spacious property combines a peaceful setting with excellent outdoor space and strong future potential.

The ground floor features a welcoming entrance hall, a bright living room with a large window that floods the space with natural light, and an impressive open-plan kitchen/dining room—previously two separate rooms, now combined to create a spacious and sociable heart of the home. Upstairs, the landing leads to a stylish four-piece family bathroom and three well-proportioned bedrooms, with bedroom two offering lovely elevated views over the garden and surrounding greenery.

Externally, the rear garden is a true highlight—extending to approximately 70ft and non-overlooked from the rear. Lovingly landscaped by the current owners it features a patio area, pond, central lawn with vegetable patches, a summer house, and a garden shed, making it ideal for gardening enthusiasts or those who enjoy outdoor entertaining. To the front of the property, a double-width driveway provides ample off-road parking.

Furthermore, the property is situated in a convenient position just a short walk from bus routes and into the town, whilst being within the catchment area for Stockham Primary School which has an 'Outstanding' Ofsted report.

Material Information - The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which is serviced annually and there is uPVC double glazing throughout.





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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the ValeAcademy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

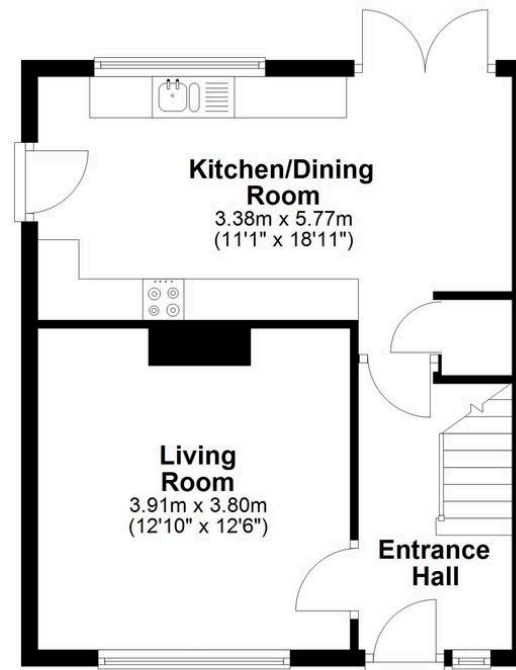
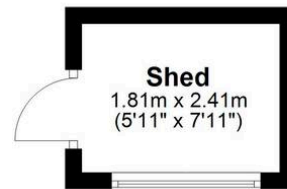
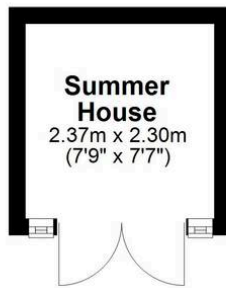
- Well Presented Three Bedroom End of Terrace Family Home
- Living Room & Impressive Kitchen/Dining Room
- Generous Bedrooms With Beautiful Views From The Second Bedroom
- Four Piece Family Bathroom
- Impressive c.70ft Enclosed Rear Garden With Summer House & Shed
- Double Width Providing Off Road Parking
- Prime Wantage Location, Close To Amenities





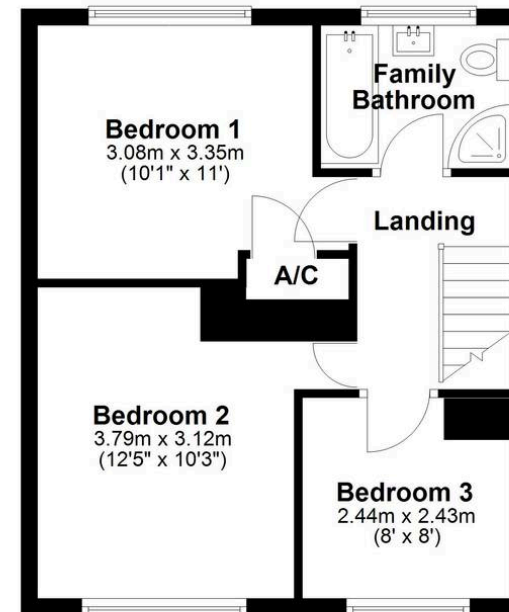
Ground Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Total area: approx. 90.2 sq. metres (970.7 sq. feet)

Waymark Wantage

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