

GREEN &
co





GREEN &
co

Description

Situated in a popular residential area within walking distance of the charming Market Place of Wantage, this well-presented two-bedroom home offers comfortable and versatile living. With off-road parking, a dedicated study, and a generous south-facing garden, this property is perfect for first-time buyers, professionals, or small families. The spacious sitting and dining room features a useful under-stairs storage cupboard and French doors opening onto the private garden, creating a bright and welcoming space. A modern, light-filled kitchen completes the ground floor. Upstairs, the property offers a generous master bedroom, a large single bedroom and a family bathroom. Outside, the front driveway provides off-road parking, while the private rear garden enjoys a sunny south-facing aspect. The home further benefits from gas central heating and is conveniently located near local amenities, shops, and excellent schools, including the highly rated Stockham Primary School.

Location

Once a 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 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 Vale Academy 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.

what3words

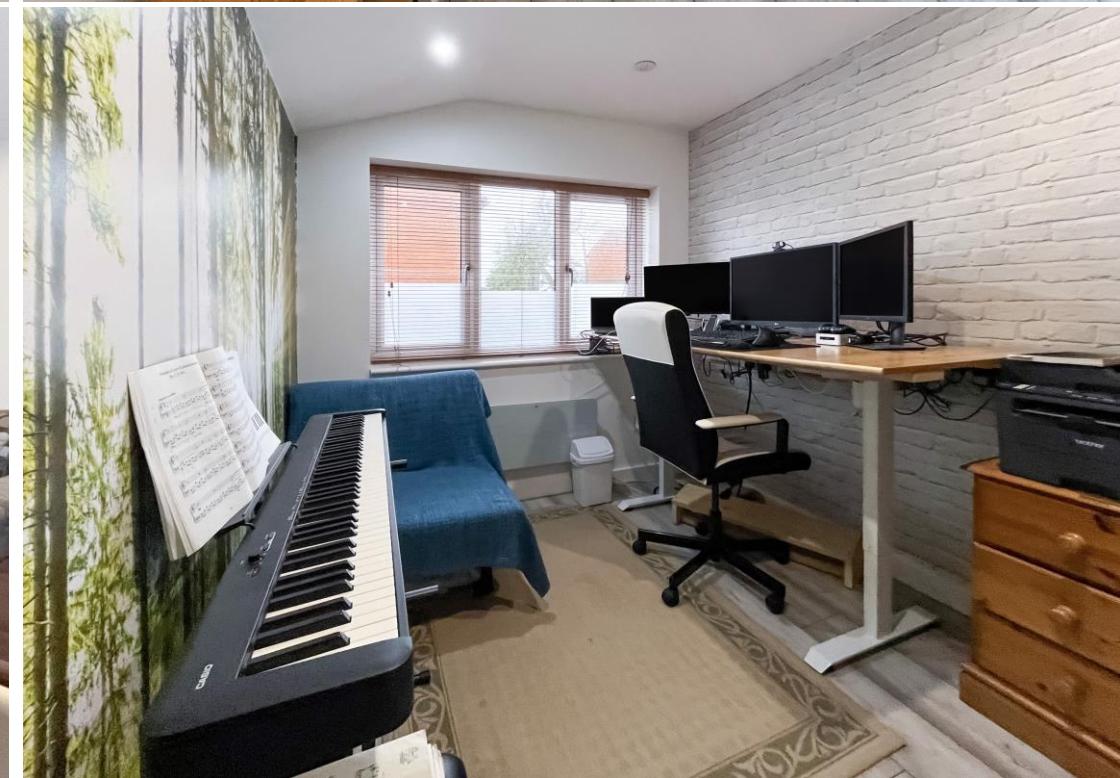
w3w.co/composes.dive.walls.

Tenure

Freehold.

Heating Type

Gas fired central heating to radiators.

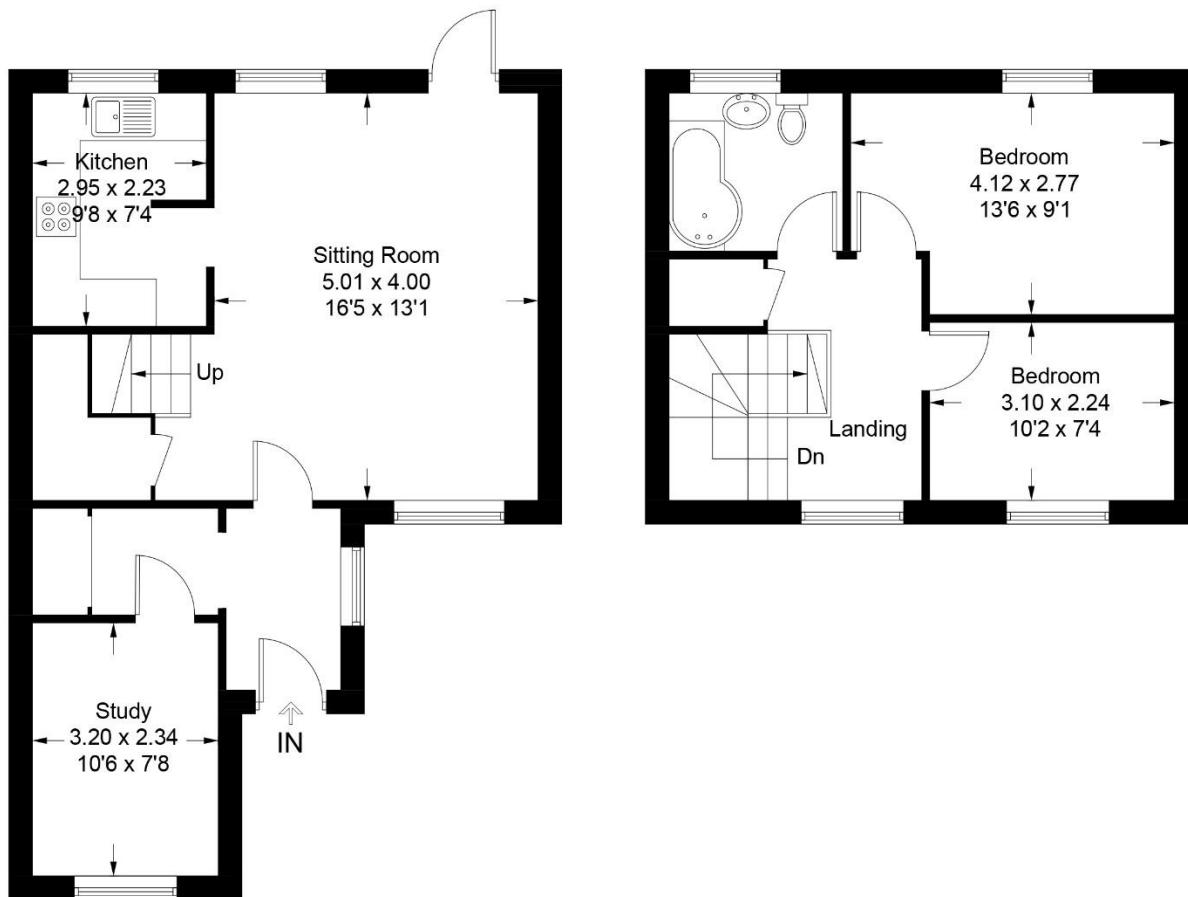




GREEN &
co

23 Saxon Place

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft



Ground Floor

GREEN & CO

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 © (ID1164754)

First Floor

33 Market Place, Wantage, Oxon, OX12 8AL

t:01235 763562

e:sales@greenand.co.uk

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

Utilities

All mains services connected.

EER

C.

Council Tax Band

C.

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.