

GREEN &  
CO

24 Smiths Wharf  
Wantage Oxfordshire OX12 9GQ



## 24 Smiths Wharf Wantage Oxfordshire OX12 9GQ

### Description

One of the largest of its type available on this popular development is this three/four-bedroom town house, offering flexible accommodation, work from home potential and set in a convenient location within walking distance of the historic Market Place, this property is an ideal home for growing families with busy lives. Featuring a superb kitchen/breakfast room, master bedroom with ensuite shower room, garage plus parking and a larger than average landscaped garden with westerly aspect.

### Accommodation

Spacious and flexible accommodation arranged over three floors, comprises entrance hall, family room/bedroom with doors to rear patio, shower room with W.C and utility room. The first floor features a large kitchen/dining room with Juliette balcony overlooking the rear garden, spacious L-shaped sitting room similarly featuring double opening doors and Juliette balcony. The second floor offers master bedroom with refitted ensuite shower room, further double bedroom, good-sized single bedroom and family bathroom. The west facing rear garden is a real feature of the property and has a large patio area providing a wonderful entertaining space, finally there is a parking space in front of the integral garage, which is currently used as a store and office space.

### Location

Winner of a Great British High Street award in 2014 and highlighted by The Sunday Times (April 2nd, 2017) as an often-overlooked part of Oxfordshire which will soon become a boom town, Wantage is superbly 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 the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great,

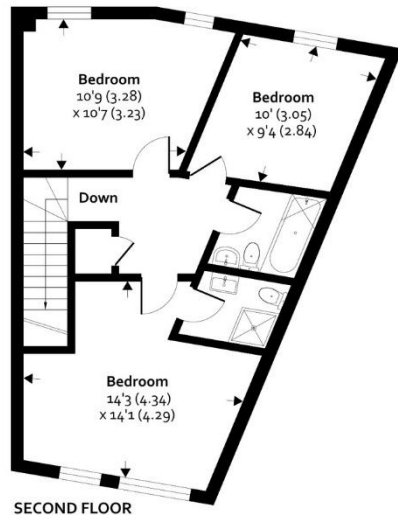
Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School completing the educational provision within



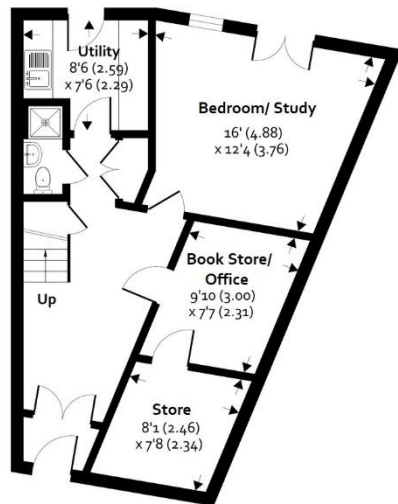
**GREEN**&co

## 24 Smiths Wharf, Wantage, OX12 9GQ

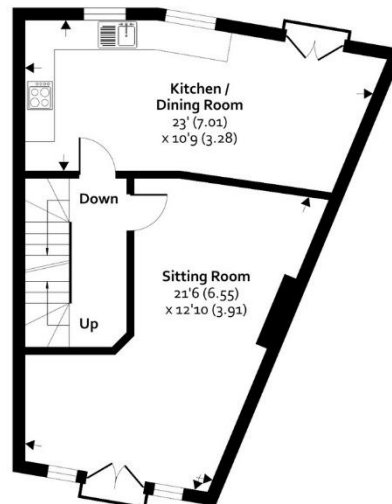
Approximate Area = 1731 sq ft / 161 sq m  
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2022. Produced for Green & Co. REF: 907187

**33 Market Place, Wantage, Oxon, OX12 8AL t: 01235 763562 e: sales@greenand.co.uk**

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](http://www.greenand.co.uk/primary-policy-and-notice).

the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

### Directions

Leave the Market Place via Wallingford Street, past Waitrose. At the roundabout turn left on to Stirlings Road and continue on to the roundabout at Sainsbury's garage. Turn left and take the second right over the bridge, continue on to Smiths Wharf. Follow the road through the development and at the bollards turn right. No.24 will be found in the middle of the crescent identified by a Green & Co for sale board.

### Tenure

Freehold

### Council Tax Band

E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



