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## Description

A beautifully presented two-bedroom end-of-terrace home, situated within the highly regarded Downsvew Park development by Messrs Matthew Homes. This attractive property features a garage and ample off-street parking for up to three vehicles. The well-proportioned accommodation includes a spacious master bedroom with a private en-suite shower room, a second double bedroom, and a contemporary family bathroom. The modern kitchen and open-plan lounge/dining area provide a comfortable and versatile living space, leading out to an enclosed rear garden enjoying a desirable westerly aspect. To the front, the home overlooks a pleasant residential green, adding to its appeal. An ideal opportunity for first-time buyers or investors alike; therefore, an early viewing is highly recommended.

## 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 Cambrian Learning 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

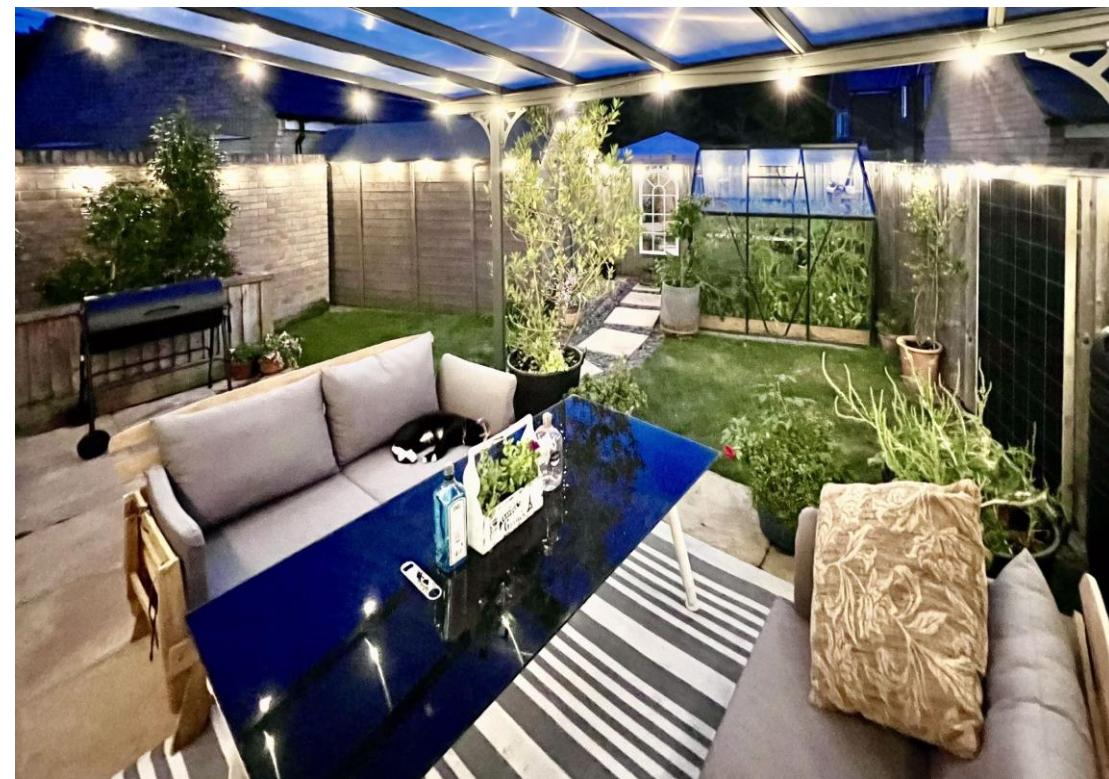
w3w.co/cavalier.outings.plotted.

### Tenure

Freehold.

### Estate Service Charge

Estate service charge £288.81 per annum as of March 2025.

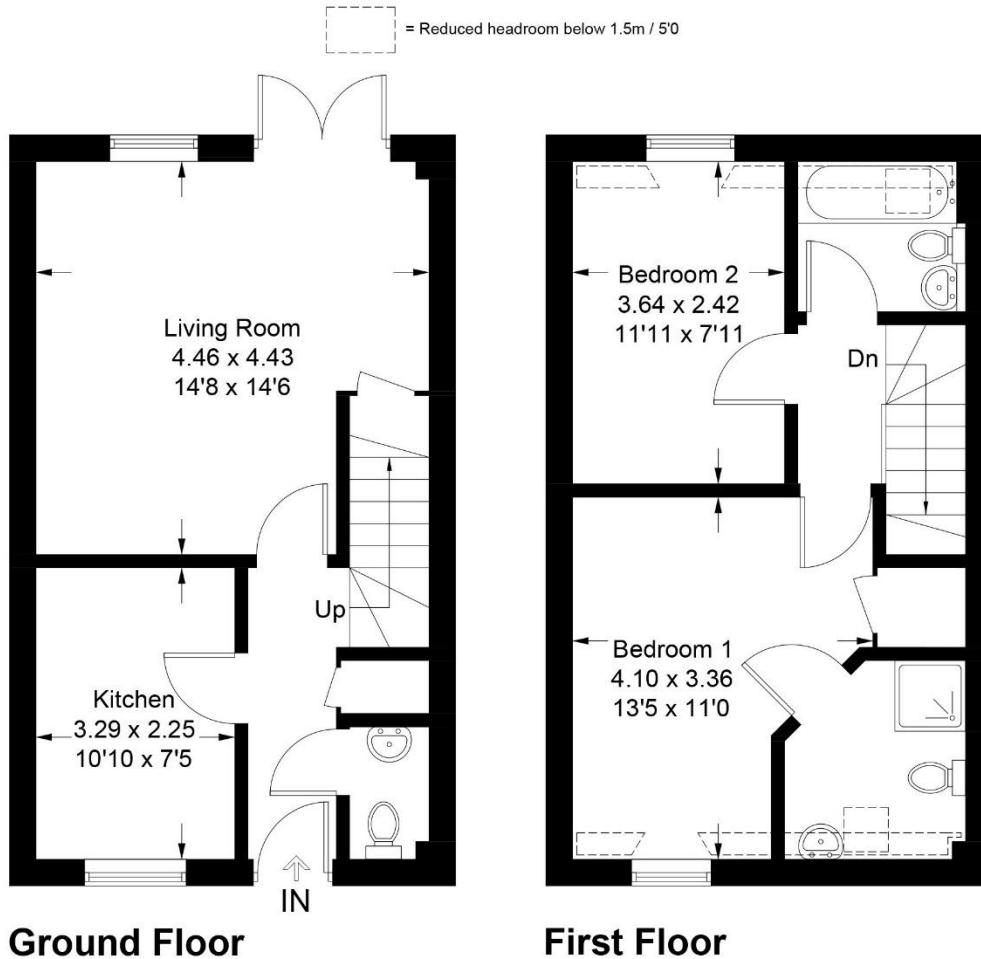




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# 30 Badgers Drive Wantage, OX12 9WJ

Approximate Gross Internal Area = 70 sq m / 753 sq ft



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.  
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## Ofcom

For broadband speeds and mobile coverage 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.

## Utilities

All mains services are connected.

## Heating Type

Gas-fired central heating to radiators.

## EER

B.

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