

GREEN &
co



£310,000 103 Denchworth Road, Wantage, Oxfordshire, OX12 9ET, UK

Freehold



GREEN &
co

Situated in a popular residential area, this well-presented two-bedroom home offers stylish and comfortable living, ideally located within easy reach of primary schools and local amenities. The property features a welcoming sitting room with patio doors opening onto a fully enclosed rear garden, perfect for relaxing or entertaining. The modern open-plan kitchen is fitted with built-in appliances and includes a convenient breakfast bar. A ground-floor cloakroom with W.C. adds to the practicality of the layout. Upstairs, you'll find two generously sized bedrooms and a contemporary family bathroom. Outside, the property benefits from direct access to a private garage and allocated parking. Offered with no onward chain, this charming home is perfect for first-time buyers, small families, or investors seeking a turnkey opportunity.

what3words. w3w.co/accompany.flown.resonates.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. TBC.

Location. One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will 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. 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.

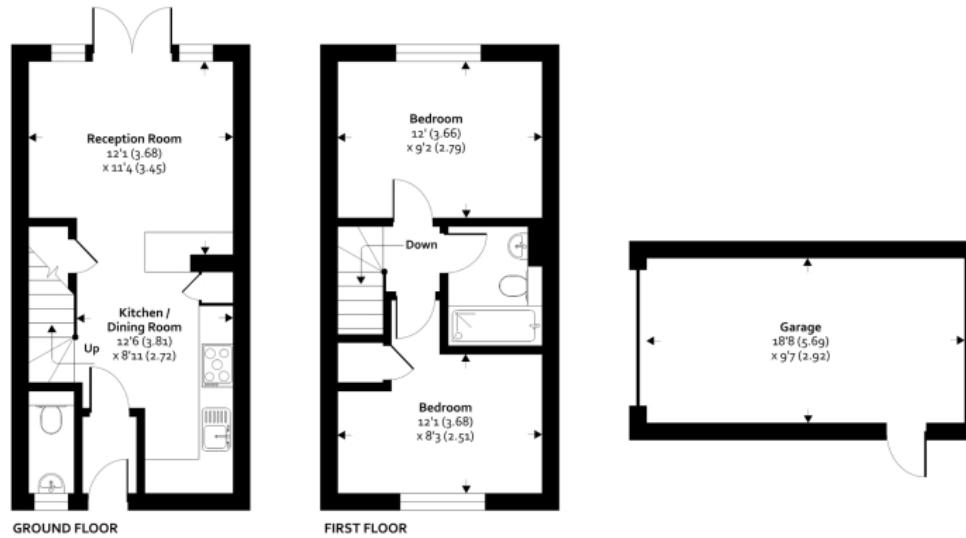




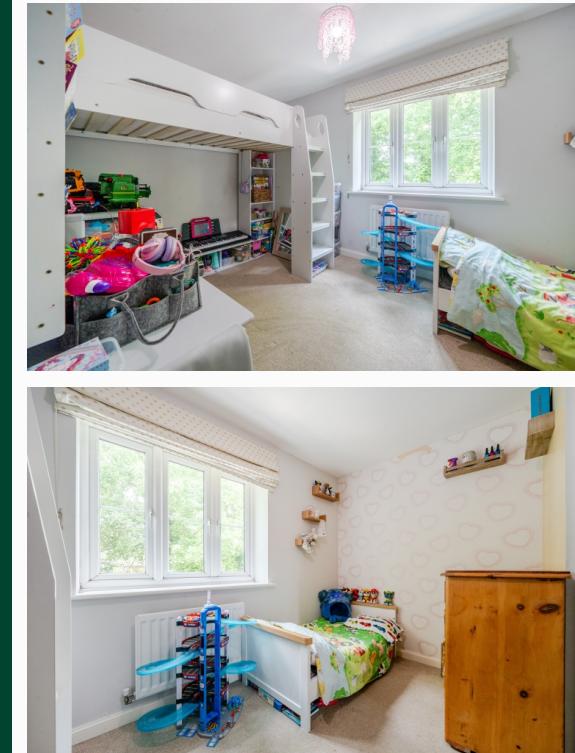
GREEN&
co

103 Denchworth Road, Wantage, OX12 9ET

Approximate Area = 608 sq ft / 56.5 sq m
 Garage = 180 sq ft / 16.7 sq m
 Total = 788 sq ft / 73.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2025. Produced for Green & Co. REF: 1298142



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.