

GREEN &
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£399,950 40 Badgers Drive, Wantage, Oxfordshire, OX12 9WJ, UK

Freehold



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Offer for sale with no onward chain, this three-bedroom detached home is situated within a popular residential development, conveniently positioned within walking distance of Wantage Market Place and its comprehensive range of shops, cafés, and local amenities. The accommodation is thoughtfully arranged and offers well-balanced living space, ideal for families or professional couples. The ground floor features a welcoming entrance hall, a spacious living room, and a well-appointed kitchen/dining room with views overlooking the garden. Upstairs, there are three bedrooms and a family bathroom, with the principal bedroom benefiting from ample natural light and pleasant outlooks along with his and hers wardrobes and an ensuite shower room. Externally, the property enjoys an enclosed walled garden, offering a high degree of privacy and a secure environment for children and pets. The garden provides a combination of lawn and patio areas, suitable for outdoor entertaining and al fresco dining. To the rear, there is a detached single garage together with driveway parking. Badgers Drive forms part of a sought-after development on the edge of Wantage town centre, providing easy access to local schooling, leisure facilities and transport links. The historic Market Place, with its independent retailers and regular markets, is just a short walk away. An excellent opportunity to acquire a detached home in a highly convenient and desirable location.

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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 mains services are connected.





Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. £288.81 per annum as of March 2025.

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.

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Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft



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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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 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

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