

GREEN &  
CO

GREEN &  
RESIDENTIAL  
FOR SALE

*Lorby  
Tree*

£395,000 43 Charlton Road, Wantage, Oxfordshire, OX12 8HJ, UK

Freehold



GREEN & CO

£395,000 Charlton Road, Wantage

Council Tax Band E

Mature detached bungalow set in a convenient non-estate location within walking distance of the picturesque National Landscape (the new name for AONBs), local amenities, the wonderful historic Market Place and Waitrose. This spacious two/three-bedroom detached bungalow features an entrance hall, large kitchen, front-to-back reception room, snug reception (giving wonderful flexibility for lifestyle choices), two bedrooms and bathroom with driveway parking to the front and low maintenance garden to the rear. The vendor has identified their onward purchase which is an end-of-chain property with vacant possession. We strongly recommend a viewing to appreciate the convenient location and excellent lifestyle opportunities on offer.

what3words. [w3w.co/narrates.regard.speedily](https://www.what3words.com/w3w.co/narrates.regard.speedily).

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 connected.

Heating Type. Gas fired central heating to radiators.

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



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e. [sales@greenand.co.uk](mailto:sales@greenand.co.uk)



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 and Wantage Primary Academy completing the educational provision within 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.

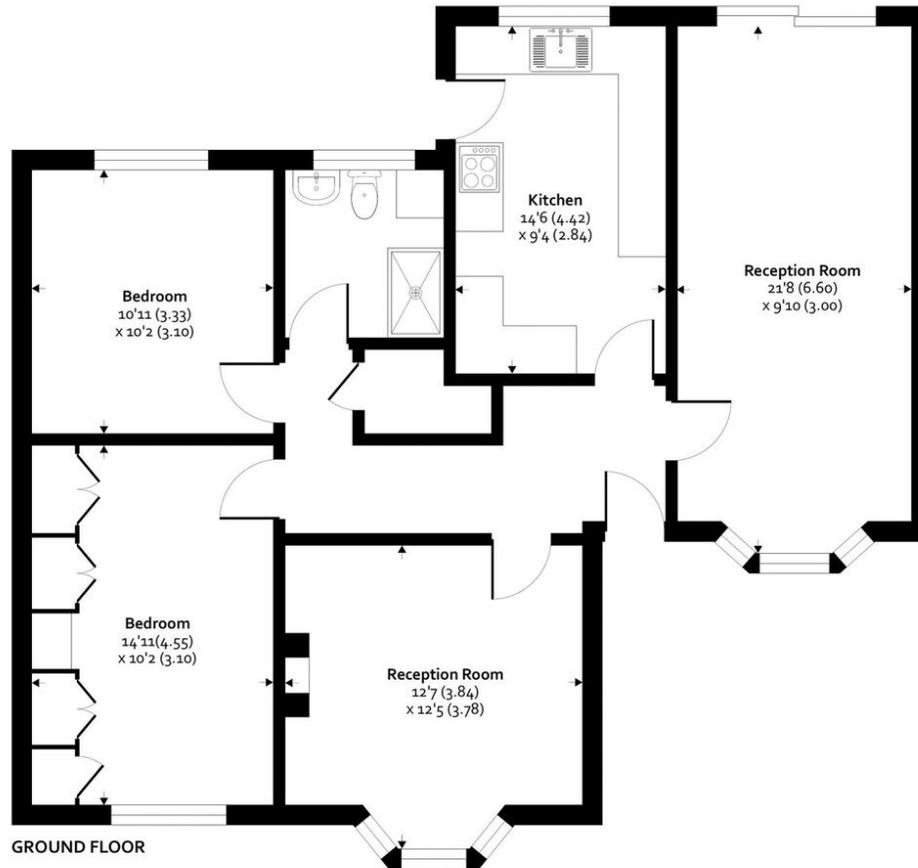




GREEN &  
CO

### 43 Charlton Road, Wantage, OX12 8HJ

Approximate Area = 946 sq ft / 87.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richscm 2024. Produced for Green & Co. REF: 1183194



Score	Energating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 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](http://www.greenand.co.uk/primary-policy-and-notice).