

GREEN &
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£425,000 9 Humphries Green, Wantage, Oxfordshire, OX12 8FU, UK

Freehold



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£425,000 Humphries Green, Wantage, OX12

Council Tax Band D

Offered for sale with no onward chain, this attractive three-bedroom detached family home enjoys an elevated position on the edge of Wantage, with far-reaching views over the town to the rear. Built by Messrs Croudace Homes to their popular Clevedon design, the property offers well-balanced accommodation including three bedrooms, with an ensuite shower room to the principal bedroom, a family bathroom, and a landing that takes full advantage of the views. The ground floor provides a welcoming entrance hall, a cloakroom, a comfortable living room, and a kitchen/dining room ideal for everyday family life and entertaining. Outside, the property benefits from a tiered rear garden, along with a front garden, garage, and driveway parking to the side. Recently redecorated throughout, this superb home is presented in move-in-ready condition, making it an ideal opportunity for buyers seeking a detached home in a desirable edge-of-town setting.

what3words. [w3w.co/clever.comment.kilowatt](https://www.w3w.co/clever.comment.kilowatt).

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.

Estate Service Charge. The vendor informs us that there is an estate charge of £179.00 paid every six months.

Location. Wantage is a welcoming, well-connected Market Town that combines



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modern convenience with a strong sense of community, making it ideal for families looking to put down roots. Located in the beautiful Vale of the White Horse, the town offers easy access to the A34, M40, M4, and nearby rail services via Didcot, Oxford, and Swindon. A lively Market Place, packed with a mix of familiar names and independent shops, sits alongside family-friendly cafés, restaurants, parks, and community events. Surrounded by stunning countryside, from National Landscape (formerly AONB) and the Ridgeway to nearby White Horse Hill, Wantage offers space to explore, play, and grow. It's a Town where heritage, safety, and community spirit come together, making everyday family life feel both easy and inspiring. Families benefit from an excellent local education network. King Alfred's Academy leads secondary provision as part of the Cambrian Learning Trust, working closely with respected local primaries, including Charlton, Wantage CofE, and those not in the Trust at Stockham Primary School, and Wantage Primary Academy.

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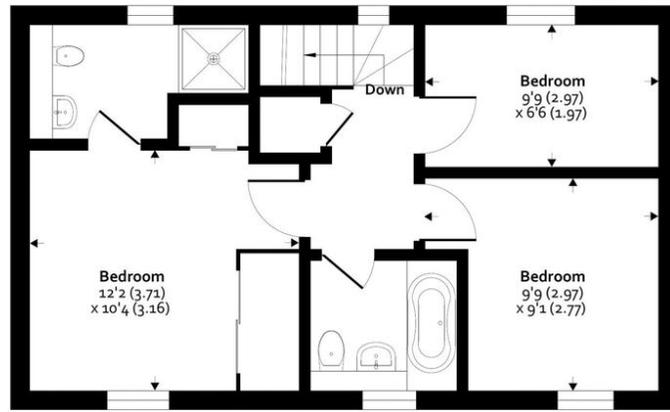




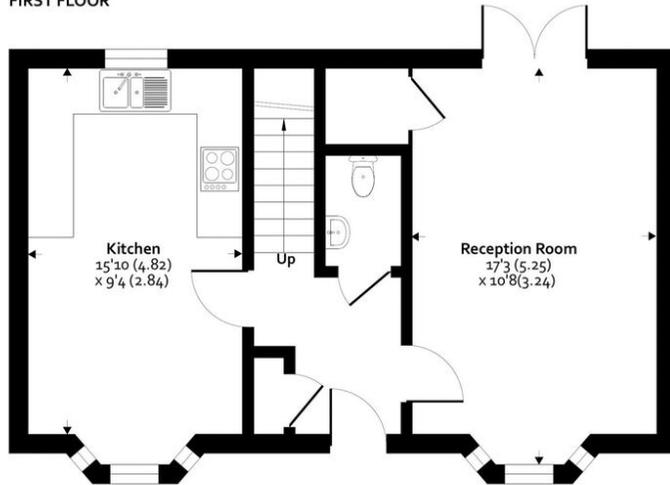
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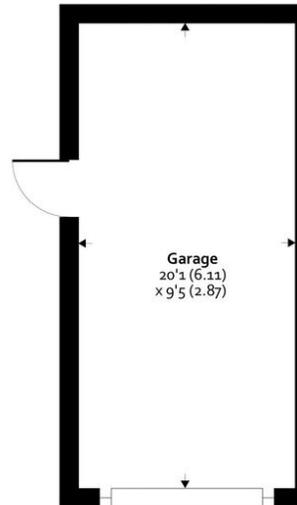
Approximate Area = 873 sq ft / 81.1 sq m
 Garage = 189 sq ft / 17.5 sq m
 Total = 1062 sq ft / 98.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Green & Co. REF: 1340299



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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.