

GREEN &  
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£230,000 8b Springfield Road, Wantage, Oxfordshire, OX12 8ES, UK

Leasehold



STANDING  
ON WATER

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Offered for sale with no onward chain and recently renovated by the current owners, this well-presented two-bedroom apartment, spanning two floors, is situated in a convenient residential location close to the centre of Wantage. Offering spacious accommodation, the property benefits from its own private entrance, two allocated parking spaces and the rare advantage of a share of freehold, alongside a 999-year lease from 1992. The accommodation is arranged over two floors and comprises a bright and generously sized living room, a fitted kitchen with ample storage and workspace, two well-proportioned bedrooms and a bathroom. The layout makes the property ideal for first-time buyers, downsizers or investors seeking a low-maintenance home in a desirable market town. Externally, the property benefits from two allocated parking spaces, providing convenient off-street parking. The long lease and share of freehold offer security and peace of mind for future owners.

what3words. <https://w3w.co/selects.decanter.seemingly>.

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.

Freehold/Leasehold. 999-year lease from the first grant in 1992. Peppercorn ground rent. The leaseholder is liable to contribute towards the upkeep of the building and any shared areas. This is done on an informal basis at this property as there are just 2 flats,





both of whom also own the freehold. There is no reserve fund on account of future expenditure.

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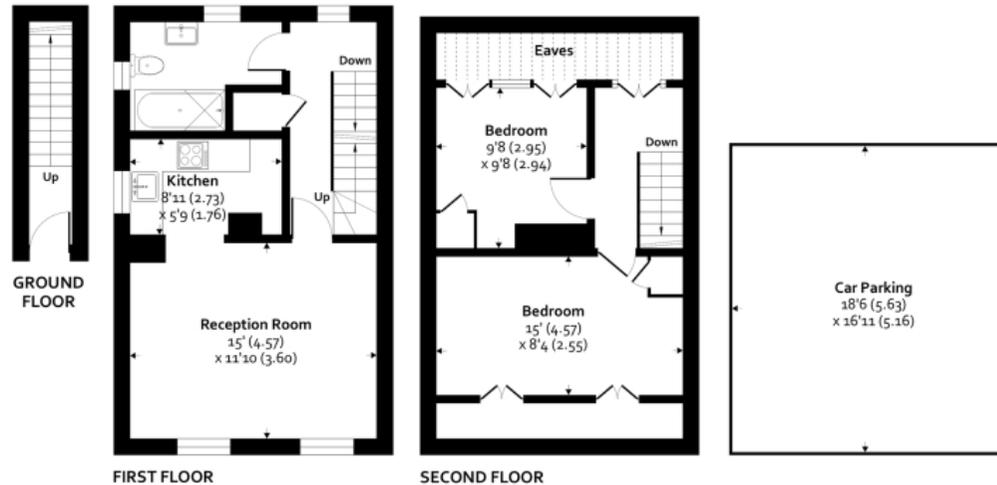


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## 8B Springfield Road, Wantage, OX12 8ES

Approximate Area = 729 sq ft / 67.7 sq m  
 Including Limited Use Area(s) = 50 sq ft / 4.6 sq m  
 Total = 779 sq ft / 72.3 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2026. Produced for Green & Co. REF: 1429355



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 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](http://www.greenand.co.uk/primary-policy-and-notice).