



GREEN &
CO

£335,000 15a Kings Close, Letcombe Regis, Wantage, OX12 9JF, UK

Freehold

£335,000 Kings Close, Letcombe Regis

Council Tax Band

COMING SOON. New-build 2-bedroom end-of-terrace home. Parking and garden. Build completion Spring/Summer 2026.

what3words. [w3w.co/engulfing.radiated.notch](https://www.what3words.com/engulfing.radiated.notch).

Council Tax. This property is a new-build and has yet to be assessed by the Vale of White Horse District Council.

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 to be connected with the exception of gas.

Heating Type. Air-source heat pump.

Location. Letcombes Regis Bassett are idyllic villages nestled at the base of the Berkshire Downs escarpment, along Letcombe Brook, approximately 1 mile southwest of the Market Town of Wantage. First recorded in the Domesday Book of 1086, the name "Letcombe" is believed to derive from the Old English Ledecumbe, meaning "the lede in the combe" - referring to the brook in the valley. The recent development of Richmond Village, featuring a shop, restaurant, and leisure facilities, along with the re-opening of the renowned Greyhound Public House, has further enhanced this already vibrant local community. The Letcombes offer outstanding access to the surrounding countryside and are home to charming English villages with a diverse range of properties, from period country cottages to executive-style family homes. As a result, this area remains one of the most sought-after locations in the region.

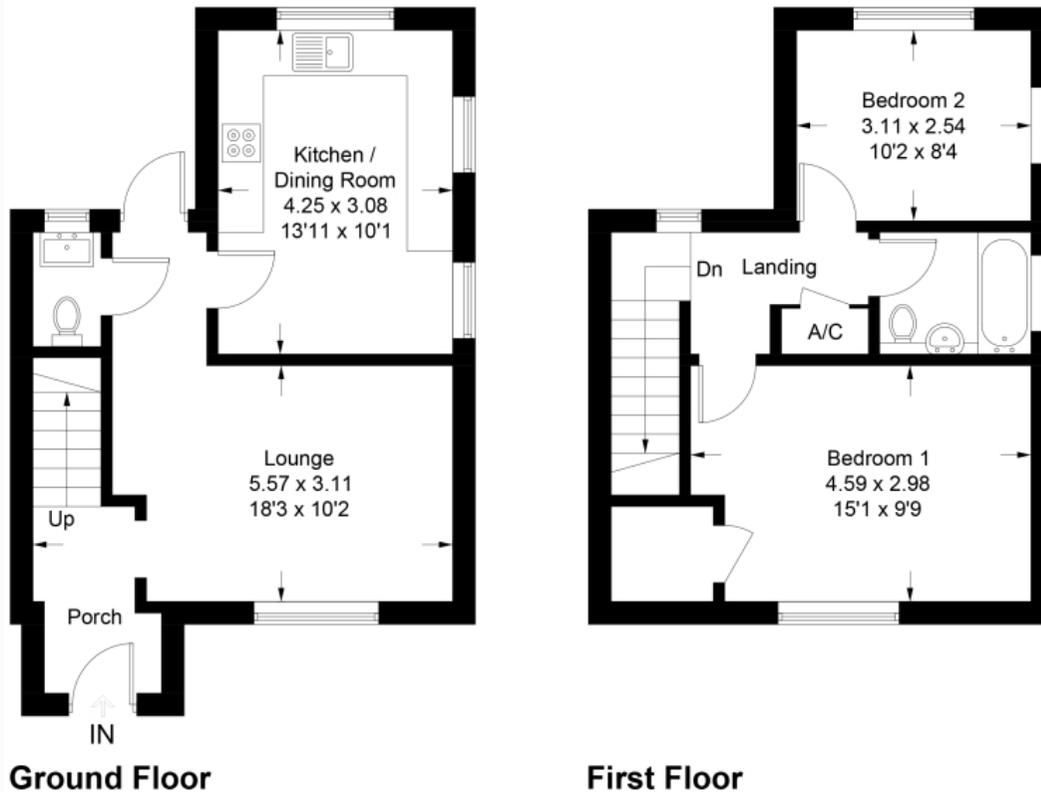
Other Material Information. New-build warranty: Advantage.



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Approximate Gross Internal Area = 72.4 sq m / 779 sq ft



Ground Floor

First Floor



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.
Fourlabs.co © (ID1285503)



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 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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