



GREEN &
CO

£450,000 22 Hawkey Road, Wantage, Oxfordshire, OX12 7GP, UK

Freehold



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Constructed to an exacting standard by Messrs St. Modwen Homes, this impressive four-bedroom semi-detached family home follows their highly regarded Beckett V2 design and occupies a generous, larger-than-average plot. The property benefits from a single garage and off-road parking. Arranged over three well-planned floors, the accommodation is both versatile and spacious. The ground floor comprises a welcoming living room, a well-appointed kitchen, a dining area ideal for entertaining, a practical laundry room, and a cloakroom. Upstairs, the principal bedroom enjoys the advantage of a modern en suite shower room, complemented by three further bedrooms and a contemporary family bathroom, making this an ideal home for growing families. Externally, the property is enhanced by gardens enjoying a sunny westerly aspect and a delightful sylvan backdrop, offering a high degree of privacy. The garage is equipped with light and power and benefits from a convenient personal access door, while additional external power points add further practicality. Offered for sale with no onward chain, this superb home is ready for occupation, subject to the usual conveyancing timescales. Early viewing is highly recommended to fully appreciate the space, setting, and quality on offer.

what3words. w3w.co/download.ramps.supply.

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. £466.60 per annum as of March 2026.

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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Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft
 Garage = 20.9 sq m / 224.9 sq ft
 Total = 132.9 sq m / 1429.9 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 | | 94 A |
| 81-91 | B | 84 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

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.