



GREEN & CO

£100,000 14 Willow Grange, Wantage, Oxfordshire, OX12 9RB, UK

Leasehold



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£100,000 Willow Grange, Wantage

Council Tax Band B

Purpose built first-floor one-bedroom apartment for the over 55s set in the attractive lifestyle development, Willow Grange. Situated a short walk from the Market Place and it's range of wonderful amenities, including Waitrose and Sainsbury's, the development benefits from a daily house manager, lift to all floors, communal lounge and gardens as well as a guest suite for visitors. Overlooking the delightful Letcombe Brook and communal gardens to the rear of the block, the apartment has a secure entry phone system and Willow Grange offers a gated car park where parking is offered on a first come first serve basis alongside the well-tended communal grounds. Offered for sale with the added benefit of no onward chain the property has new carpets and been the subject of recent redecoration.

what3words. [w3w.co/liberty.downcast.candy](https://www.what3words.com/w3w.co/liberty.downcast.candy).

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 connected with the exception of Gas.

Heating Type. Electric heating.

Estate Service Charge or Leasehold Service Charge and Ground Rent with Review Period. Service charge £1,527.11 1st Oct 2024 to 31st Mar 2025. 125 year Lease first granted on 1st April 2007. Ground Rent is £250.00 per annum as of 3rd September 2026.



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



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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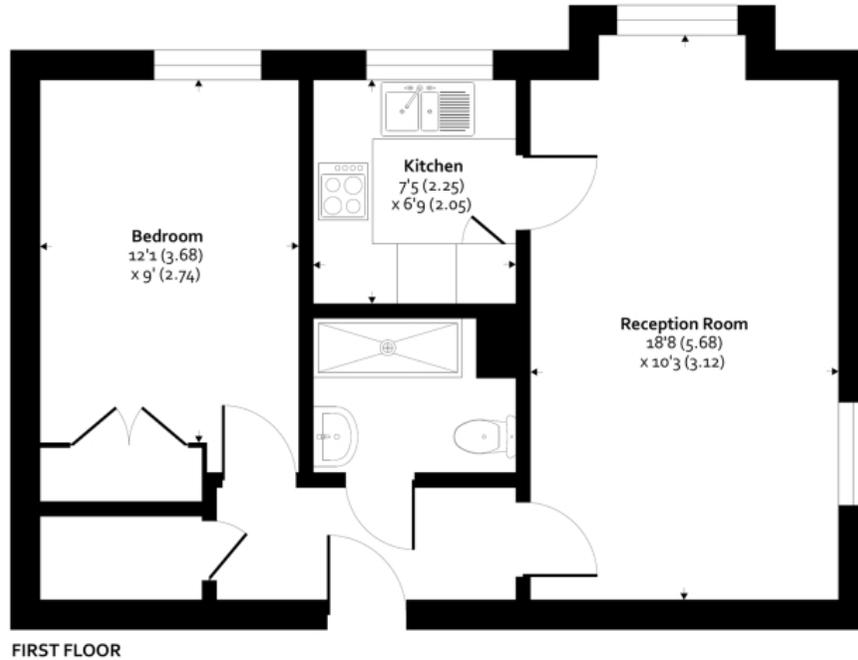




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14 Willow Grange, Limborough Road, Wantage, OX12 9RB

Approximate Area = 463 sq ft / 43 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2026. Produced for Green & Co. REF: 1435021



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