



Stockham Way, Wantage OX12 9BH  
Oxfordshire, £275,000

Waymark

# Stockham Way, Wantage OX12 9BH

Oxfordshire

Freehold

**Modernisation project | Potential to extend (subject to planning) | No onward chain | Catchment area of Stockham Primary School | Off-street parking | Garage**

## Description

An exciting opportunity to purchase this 2 bedroom semi-detached property, requiring a degree of modernisation, but with the potential to improve and extend (subject to planning).

Accessed across a gated driveway, the properties front door leads into a central hall. To the right is the sitting room and to the left is the kitchen which is fitted with a range of floor and wall mounted units and has two useful pantry cupboards. A door from the kitchen leads out to a covered lobby which in turn leads to a separate store.

Stairs from the hall lead up to the first floor where there are two generous sized bedrooms and a bathroom.

Externally to the front is an enclosed gated driveway providing parking for 2-3 vehicles which also gives access to the single garage. There is an established garden area to the front and a larger enclosed and private garden to the rear.

The property does require a degree of modernisation, but does benefit from UPVC double glazed windows and gas fired central heating. The property is freehold.

The property is available with no onward chain.

## Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. The property is within the catchment area of Stockham Primary School which is currently rated Outstanding by Ofsted. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

## Viewing Information

Viewings are by appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



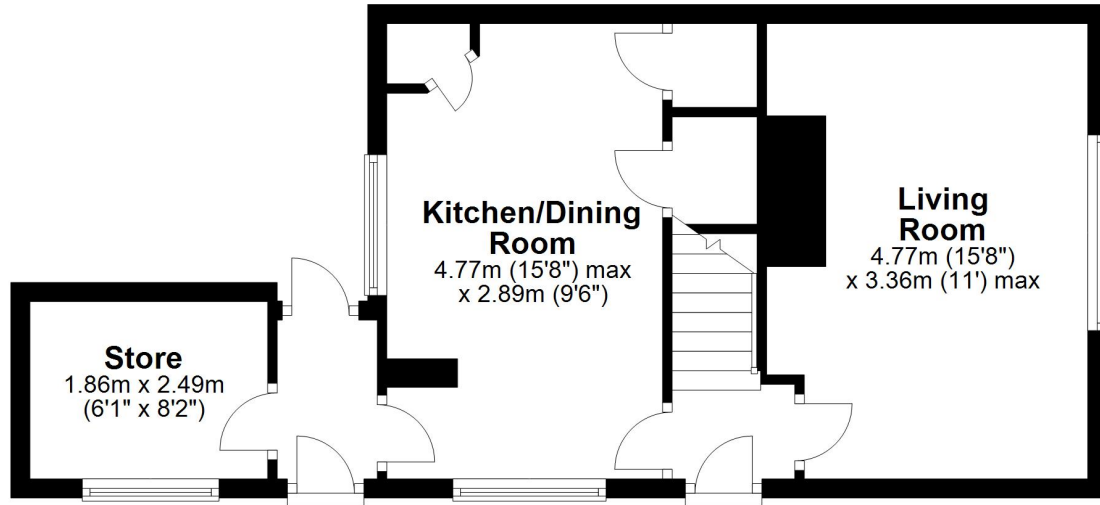
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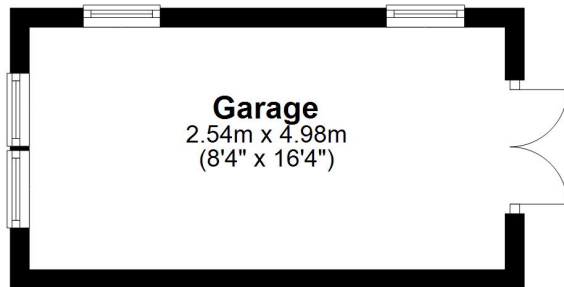
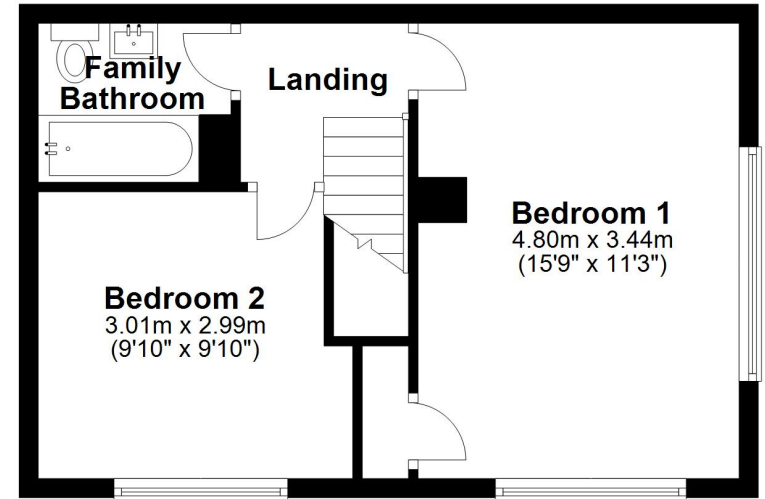
## Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)



## First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



**Total area: approx. 89.8 sq. metres (966.7 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

