



DOUGLAS & SIMMONS



12, Wilmot Way,
Wantage, Oxfordshire

12 Wilmot Way, Wantage, Oxfordshire, OX12 7ER

Guide Price £470,000 Freehold

This substantially improved four, potentially five, bedroom angled semi detached property, situated in this established part of Wantage, has been significantly improved over the years, having benefitted from enlargement to both the front and rear.

- 4 potentially 5 bedrooms • Extended two-storey • Off street parking and a garage • Good sized rear garden • Modern kitchen with integrated appliances • Sitting room with woodburner • Dining room • En suite, family bathroom and downstairs WC • Well presented home • Gas central heating



LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

DESCRIPTION

Situated in the established area of Wilmot Way, Wantage, Oxfordshire, this semi-detached house offers a delightful blend of modern living and spacious accommodation. Spanning an impressive 1,616 square feet, this property has been thoughtfully enhanced over the years, featuring a two-storey extension at the rear and a welcoming single-storey entrance hall at the front.

Upon entering, you are greeted by an outer and inner hall opening through to a generous sitting room, complete with <https://login2.vebraalto.com/#properties/19850213/media> a woodburning stove. Adjacent to this is a separate dining room, ideal for entertaining guests or enjoying family meals. There is also a well fitted modern kitchen, equipped with built-in appliances, providing a very functional space. Completing the ground floor is a convenient WC.

The first floor boasts a spacious master bedroom with an en suite bathroom, offering added convenience for residents. Additionally, there are three further bedrooms, one of which presents the potential to be transformed into a fifth bedroom, with the dual windows and accessible layout. A modern family bathroom serves this level, catering to the needs of the household.

Outside, the property features an integral garage and parking for comfortably two vehicles side-by-side at the front, while a useful enclosed side passage leads to the private rear garden.

This property is an excellent opportunity for families seeking a spacious and versatile home in a desirable location.

SERVICES

All mains services connected.

Gas central heating

Ofcom

For broadband and mobile phone coverage please visit:

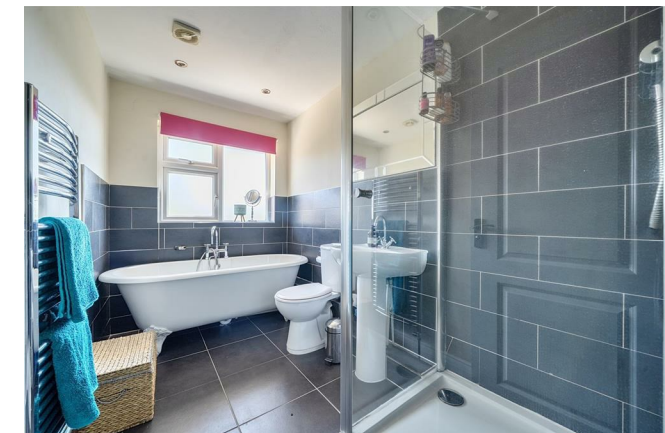
<https://www.ofcom.org.uk/>.

FLOOR AREA

1616.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



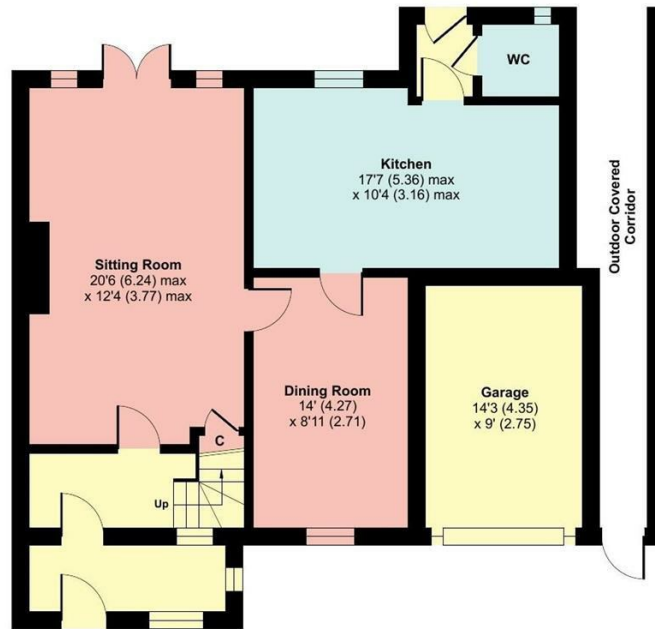
Wilmot Way, Wantage, OX12 7ER

Approximate Area = 1491 sq ft / 138.5 sq m

Garage = 125 sq ft / 11.6 sq m

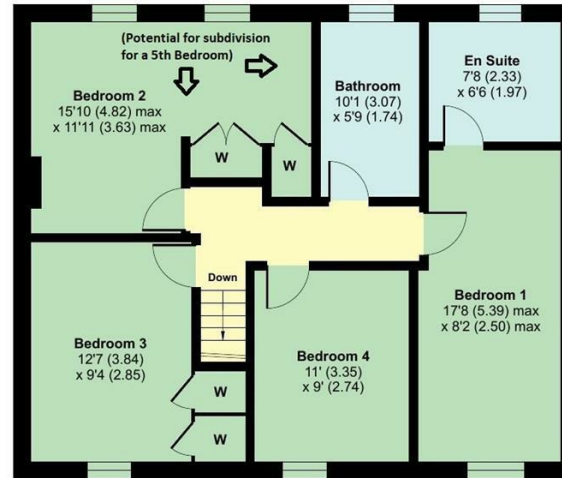
Total = 1616 sq ft / 150.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Douglas and Simmons Ltd. REF: 1504116



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7ER

what3words:///zapped.frowns.drumbeat

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD/RD 08.2026**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents
Douglas and Simmons**



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