

DOUGLAS & SIMMONS

Apartment 10, Fleur-de-Lis, 15 Church Street, Wantage, Oxfordshire OX12 8GE

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Guide Price £310,000 Leasehold

Nestled in the heart of Wantage on Church Street, Fleur-de-Lis Wantage presents an exceptional opportunity for those seeking a luxurious retirement lifestyle.

• An exclusive development of 32 beautifully appointed 1 & 2 bedroom apartments for the over 60's • Stunning 2 bed or 2 reception room, 2 bathroom, ground floor apartment • Parking available (subject to permit availability) • c.855 sq ft of highly specified accommodation • Pets permitted (subject to approval) • Energy efficient home • Fabulous communal facilities • On site Lifehost Mon - Fri • No onward chain • Constructed in 2017 by Renaissance Homes (Now Pegasus Homes)





LOCATION

Award winning Wantage is an attractive market town, 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, coffee shops, 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. 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

This age-exclusive community is designed for individuals aged 60 and over, offering a harmonious blend of independence and support.

The property features a versatile and well-appointed two-bedroom apartment, (one bedroom can be reconfigured as a dining room as is shown), boasting a generous c.855 square feet of living space.

The high-spec kitchen is equipped with fully integrated Neff appliances and elegant Silestone worktops. The main bedroom is complemented by an en suite shower room and there is also an additional shower room, ensuring comfort and convenience for residents and guests alike.

The living room is a welcoming space, enhanced by French doors that open onto a private patio, perfect for enjoying the tranquil surroundings. Residents can take advantage of the thriving owners' lounge, which is often the hub of social activity, hosting quiz nights and various events. The communal areas are beautifully landscaped, providing a serene environment for relaxation and socialising.

The development also prioritises safety and peace of mind, with a 24-hour emergency care line and the presence of an on-site Life host Monday - Friday. For those who wish to have family visit, guest suites are available, ensuring that loved ones can stay comfortably.

This retirement property is pet-friendly, allowing residents to bring their furry companions, subject to prior approval. Additionally, on-site parking is available through a permit agreement, subject to availability.

In summary, Fleur-de-Lis Wantage offers a unique opportunity for a vibrant and fulfilling retirement lifestyle, combining luxury, community, and independence in a picturesque setting.

OTHER INFORMATION
Annual service charge and ground rent half yearly £2,389.63 & £712 Jan - June payable in advance.
EER-B.
Long lease remaining of 241 years (250 from new).
Mains water, drainage and electricity connected.

FLOOR AREA

855.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C









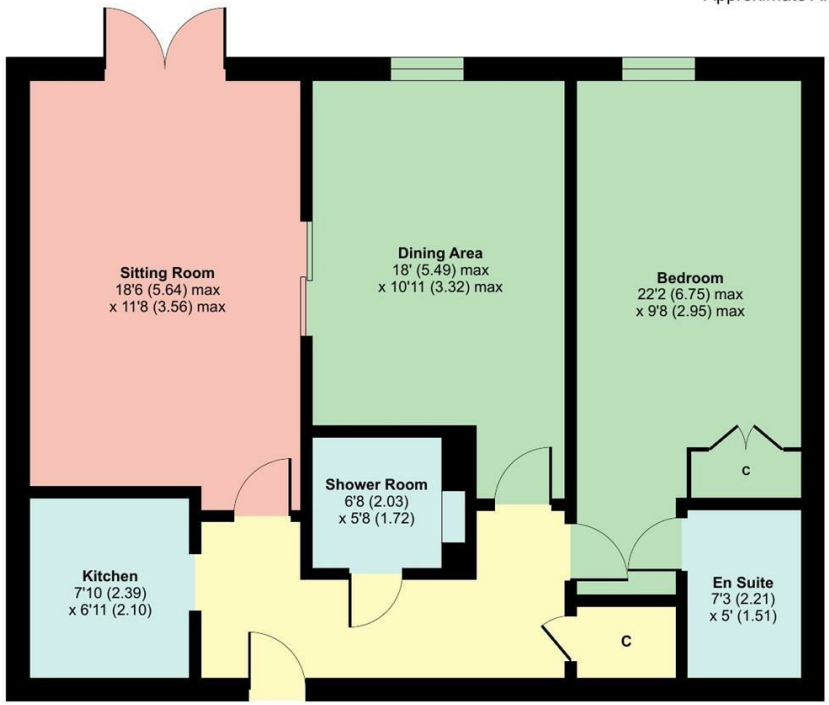




Church Street, Wantage, OX12

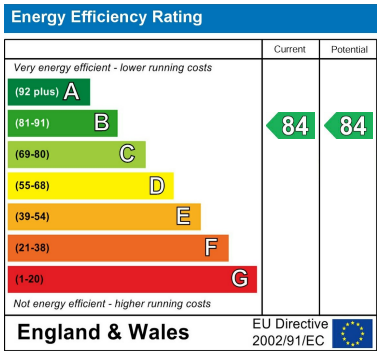
Approximate Area = 855 sq ft / 79.4 sq m

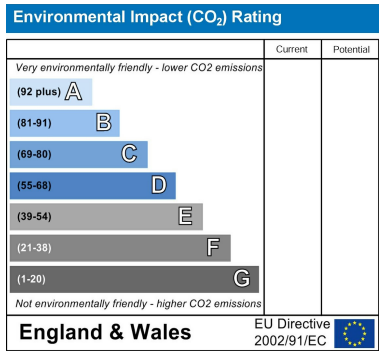
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Douglas and Simmons Ltd. REF: 1466095





DIRECTIONS TO OX12 8GE

From Wantage town centre exit via Newbury Street and take the first turning into Church Street, continue for a short distance where the development can be found on the left.

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.

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The Property Ombudsman

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Viewing strictly by appointment with the agents Douglas and Simmons

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