



44 Appletons
Wantage, Oxfordshire, OX12 7GG



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OX12 7GG**

GUIDE £485,000 FREEHOLD

A modern four bedroom detached property constructed in 2021 by Bellway Homes, finished to a high standard throughout and located on the edge of the popular Wantage Kingsgrove development. with south facing gardens and views towards the Ridgeway. Since purchasing new the current owner has made many improvements making this an ideal family home



Entrance hallway with bespoke under stairs storage, cloakroom, fully integrated kitchen, 25' open plan lounge/dining room with French doors to the rear garden and bespoke media cabinet, four double bedrooms and two bathrooms.

Outside the south facing garden has a good degree of privacy, enlarged and improved decking with Pergola, lawn, raised beds and a sunken trampoline. There is gated side access, and a garden shed. Door to the larger than average single garage leading to driveway parking to the front for up to three vehicles. Maintenance charge of £496 per annum.

Wantage is an attractive market town renowned for its association with King Alfred the Great whilst being situated at the foot of the ancient Ridgeway trail and Lambourn Downs, offering a comprehensive range of amenities, including shopping, leisure, health, banks, Post Office and recreational facilities, as well as a library, museum, various 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.

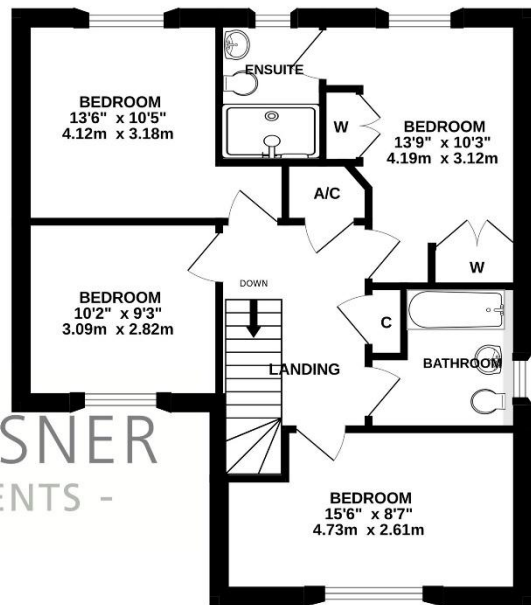
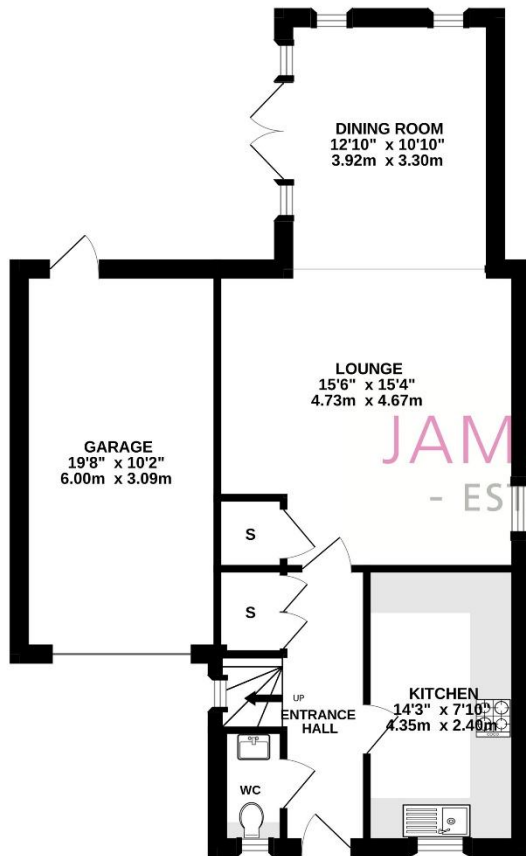


There is also a good selection of primary and secondary education within the town itself in addition to the Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot is situated to the east with a main line train station to London (Paddington c.45mins).



GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



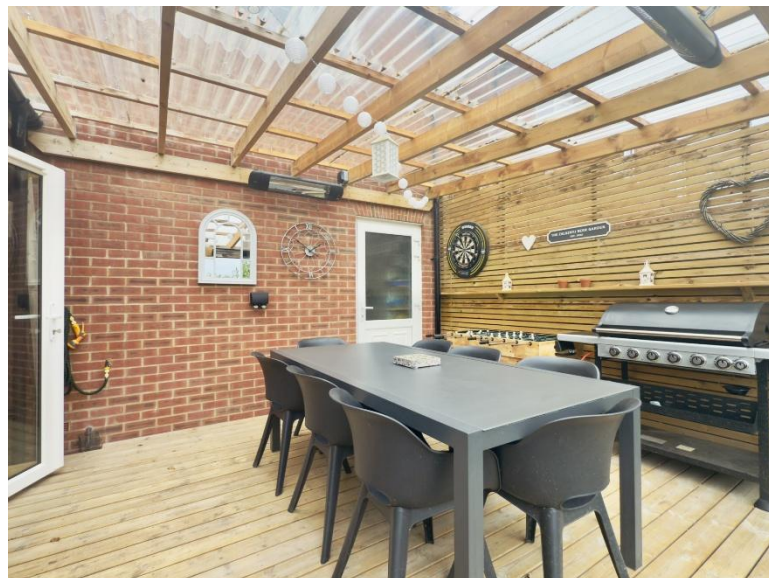
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TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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