

£300,000 24 Belmont, Wantage, Oxfordshire, OX12 9AS, UK Freehold


GREEN&CO

£300,000 Belmont, Wantage

Council Tax Band C

Situated in one of the town's most desirable residential areas and just a short stroll from the town centre, this delightful two-bedroom cottage enjoys a peaceful, traffic-free setting. Beautifully presented throughout, the property seamlessly blends character features with modern comforts. The accommodation begins with a welcoming entrance porch leading into a spacious dining room featuring a feature fireplace and exposed original roof timbers, adding warmth and character. The cosy sitting room, complete with a lovely open fire and attractive wooden surround, is perfect for relaxing evenings. The recently refitted kitchen is both stylish and functional, offering integrated appliances and convenient rear access. A modern downstairs shower room boasts a generous shower enclosure. Upstairs, the property offers two well-proportioned double bedrooms and a tastefully appointed family bathroom. Outside, the cottage benefits from a charming, well stocked garden with a patio area and lawn, ideal for outdoor dining or relaxation. A versatile garden building with power and lighting provides the perfect space for a home office, studio, or hobby room. In addition to the on street parking, there is permit parking available nearby exclusively for Belmont residents at an annual cost of £120.00 per annum, as of July 2025. This enchanting cottage offers a rare opportunity to enjoy tranquil living in a central and sought-after location.

what3words. w3w.co/twisting.scary.mainly.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Location. One-time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom







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





town, Wantage is superbly 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 the rail links in Oxford, Didcot, and Swindon. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

Other Material Information. The current land registry plan will be subject to a slight boundary change but is clearly represented when viewing the property.

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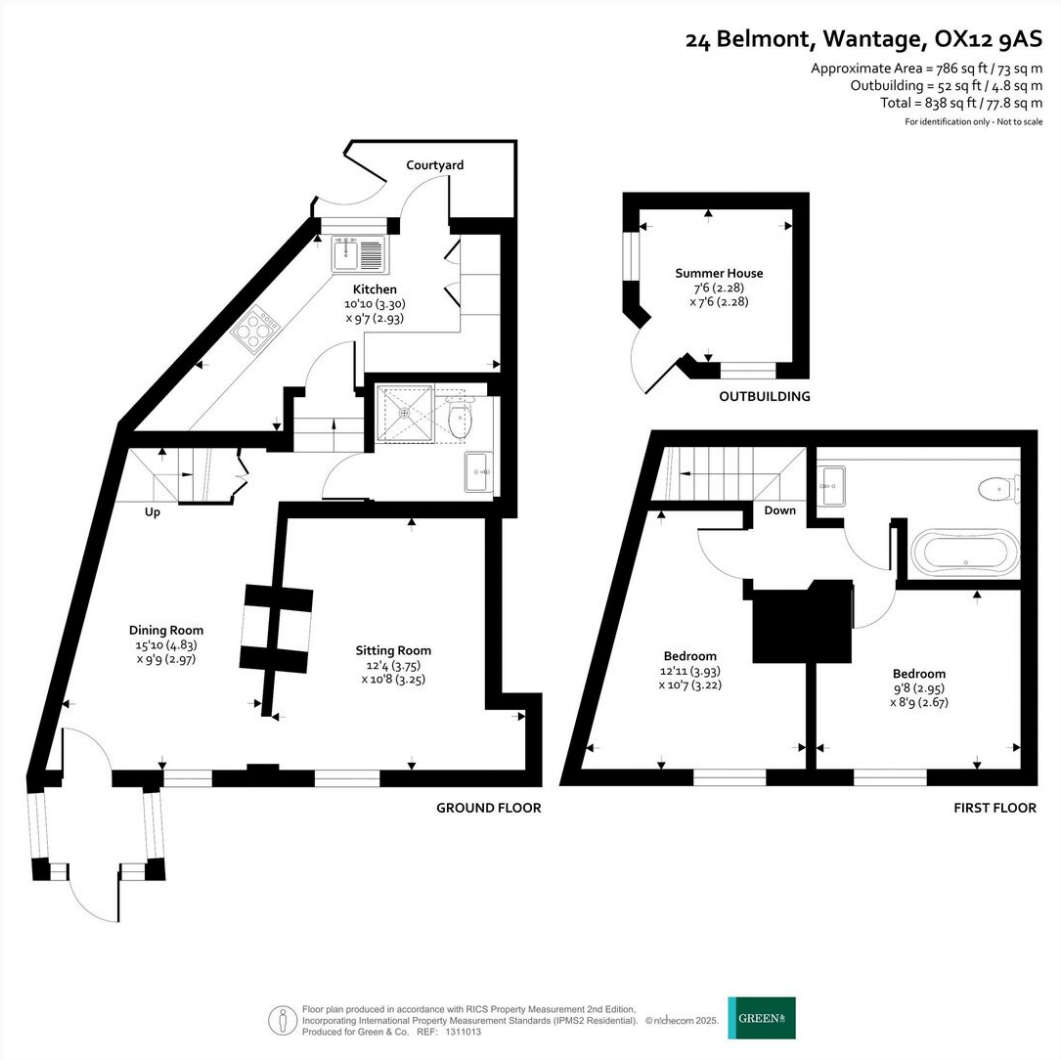






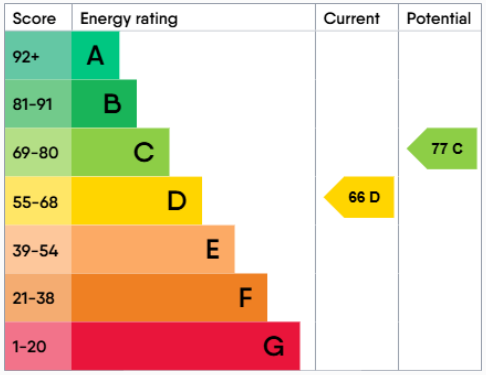



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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

SDLT. For Stamp Duty Land Tax calculations, visit https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Flood Risk. To check the long-term flood risk for this property, visit https://www.gov.uk/check-long-term-flood-risk.

Planning. To see any planning applications that may affect this property, visit https://www.gov.uk/search-register-planning-decisions.

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