





3, St Michael's

Priory Road, Wantage, Oxfordshire, OX12 9DE

DOUGLAS & SIMMONS

3, St Michael's
Priory Road, Wantage, OX12 9DE

DOUGLAS & SIMMONS

Tucked away in the charming conservation area of Wantage, Oxfordshire, this beautiful property on Priory Road offers a perfect fusion of modern comfort and classic elegance. Arranged over 3 floors, with 3 double bedrooms, one featuring a unique mezzanine floor accommodating a double bed, this property is perfect for those seeking something quite unique.

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.40mins)





THE PROPERTY

UNEXPECTEDLY RE-AVAILABLE THROUGH NO FAULT OF THE PROPERTY. Tucked away in the charming conservation area of Wantage, Oxfordshire, this beautiful Victorian property on Priory Road offers a perfect fusion of modern comfort and classic elegance. Arranged over 3 floors, with 3 double bedrooms, one featuring a unique mezzanine floor accommodating a double bed, this property is perfect for those seeking something quite unique.

The heart of the home is undoubtedly the open plan living space with French doors opening to the pretty garden. A luxuriously refitted shower room, showcases contemporary design and high-quality finishes. The kitchen has also been thoughtfully updated, boasting beautiful oak worktops, tall oversized units providing ample storage and a range of fitted appliances. The high ceilings and sash windows throughout the property allow natural light to flood in, creating a grand, yet calm and inviting atmosphere.

For those who work from home, the property includes a dedicated garden office pod, providing a quiet area to focus and be productive within a quiet and private courtyard, perfect for enjoying a morning coffee or evening relaxation too. There is also an attractive, thoughtfully planted garden with flowers, plants, and lawn, accessed via the living space and also by garden gate.

Additionally, the property comes with a designated parking space and visitors' parking, ensuring convenience for both residents and guests. This house is not just a home; it is a sanctuary in a picturesque setting, making it a must-see for anyone looking to settle in this highly desirable area.

The top floor landing of the property offers space for a dressing area, a study space or the addition of a en suite, and the ground floor cloaks cupboard offers potential for a further WC.

Offered to the market in pristine order both inside and out. A new gas combi boiler has also been recently added and the exterior of the property has been recently painted.

























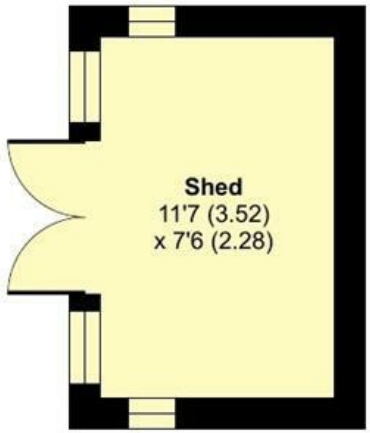


Priory Road, Wantage, OX12

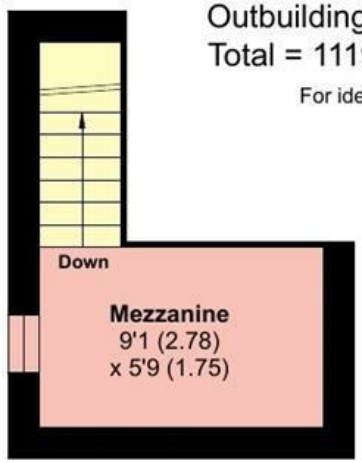
Approximate Area = 946 sq ft / 87.9 sq m
Limited Use Area(s) = 87 sq ft / 8 sq m
Outbuilding = 86 sq ft / 8 sq m
Total = 1119 sq ft / 103.9 sq m
For identification only - Not to scale



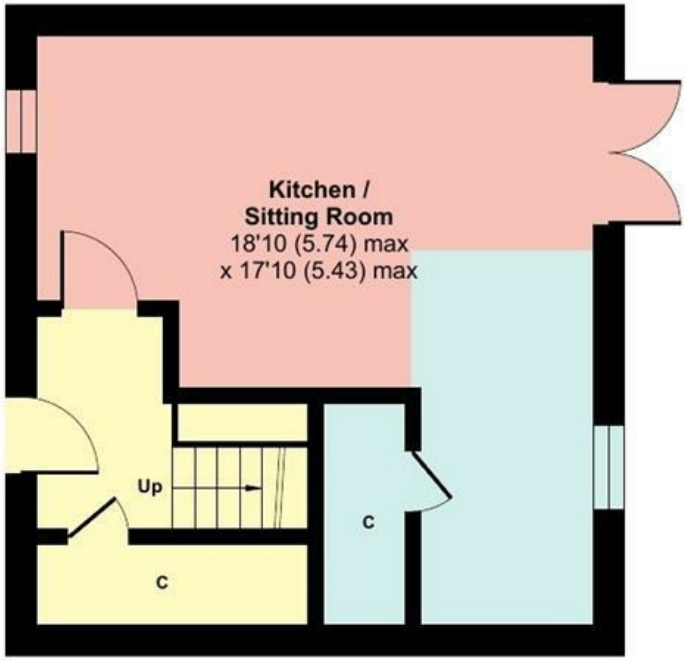
Denotes restricted head height



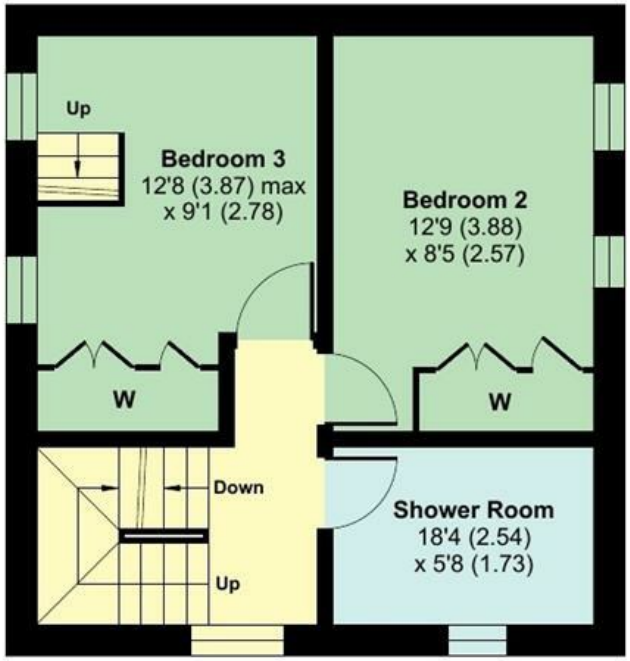
OUTBUILDING



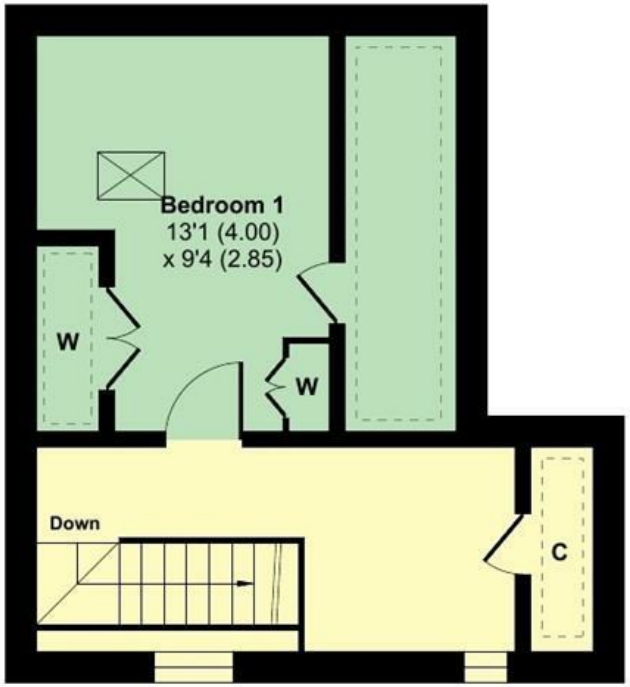
MEZZANINE



GROUND FLOOR

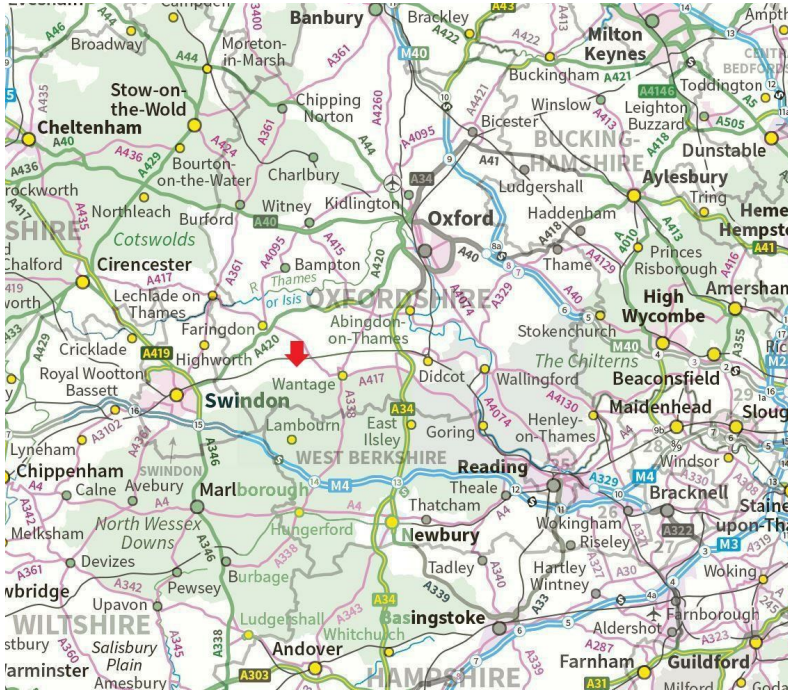


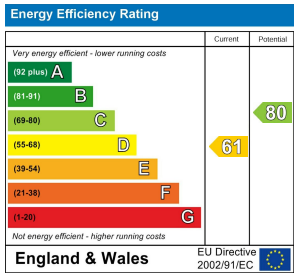
FIRST FLOOR

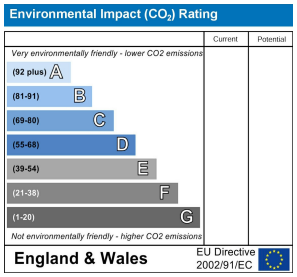


SECOND FLOOR

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: 1453217







OTHER INFORMATION

https://www.ofcom.org.uk/mobile-coverage-checker
EE - Good outdoor variable in home
O2 - Good outdoor
Three - Good outdoor
Vodafone - Good outdoor

https://check-long-term-flood-risk.service.gov.uk/risk#
3 St Michaels is outside of a flood risk area therefore the risk is determined as 'VERY LOW'.

EPC
https://find-energy-certificate.service.gov.uk/energy-certificate/7800-3061-1204-3846-8200

VIRTUAL TOUR
https://nichecomfiles.co.uk/cat1000/2026/05/01/1
69f479b6bade4-1453217%20drone%20high-1.mp4

All mains services connected.

CONTACT

Graham Douglas MNAEA Partner

T. 01235 766222
E. sales@douglasandsimmons.co.uk

Viewings strictly by prior appointment with the sole selling agents D&S.
Open 6 days a week for viewings.



DIRECTIONS to OX12 9DE

What3words:///lifestyle.zooms.meaning

From the centre of town, exit via Newbury Street and turn into Church Street. Proceed on to the one-way by the church into Priory Road, continue around the left hand bend and for a short distance along Priory Road and the turning for St Michaels is on the right; take the second entrance into St Michael's for No.3. The parking space is the last one on the left, marked as '3', and the property is opposite, as indicated by our D&S For Sale board.

25 Market Place Wantage
Oxfordshire OX12 8AE
Tel: 01235 766222

sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

DOUGLAS & SIMMONS

rightmove.co.uk The UK's number one property website
Zoopla.co.uk
PrimeLocation.com
NAEA
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1
The Property Ombudsman

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 fatements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor. 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. 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.