



DOUGLAS & SIMMONS

12, Naldertown,
Wantage, Oxfordshire



12 Naldertown, Wantage, Oxfordshire, OX12 9EB

Price Guide £329,950 Freehold

Situated in the charming area of Naldertown, Wantage, this beautifully presented Victorian end of terrace town cottage offers a delightful blend of character and modern living. Spanning an impressive 951 square feet, the property features two well-proportioned double bedrooms as well as a loft room, and a stylish bathroom, making it an ideal home for couples or small families.

• Beautifully presented character home • Parking space • Sitting room with woodburner • Good sized garden c.80' x 14'5 • Refitted bathroom • Two double bedrooms • Large loft room • Gas central heating • Modern kitchen with space for a dining table • Near to the centre of town



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 charming area of Naldertown, Wantage, this beautifully presented Victorian end of terrace town cottage offers a delightful blend of character and modern living. Spanning an impressive 951 square feet, the property features two well-proportioned double bedrooms as well as a loft room, and a stylish bathroom, making it an ideal home for couples or small families.

As you enter, you are welcomed into a spacious sitting room, complete with a cosy woodburning stove that creates a warm and inviting atmosphere, perfect for those chilly evenings. The modern kitchen/dining room is thoughtfully designed, providing both functionality and style, while the hall adds convenience to the overall charm of this lovely home.

One of the standout features of this property is the good sized garden c.80' x 14', which boasts a private seating area at the end, ideal for enjoying al fresco dining or simply relaxing in the sun, offering a tranquil retreat from the hustle and bustle of daily life.

Additionally, the property benefits from an allocated parking space and gas central heating, ensuring comfort and convenience throughout the year. Its prime location offers easy access to the town centre, where you can enjoy a variety of shops, cafes, and local amenities.

This Victorian cottage is a rare find, combining period features with modern comforts, making it a perfect choice for anyone looking to settle in a vibrant community. Don't miss the opportunity to make this charming property your new home.

SERVICES

Mains gas, water, electricity and drainage connected.

Ofcom

For broadband speeds and mobile phone coverage, please visit <https://www.ofcom.org.uk> or visit the link below for the postcode:

[https://checker.ofcom.org.uk/en-gb/broadband-](https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=OX129EB&uprn=100120928362)

[coverage#pc=OX129EB&uprn=100120928362](https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=OX129EB&uprn=100120928362)

Superfast Broadband available.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

12 Naldertown is deemed as VERY LOW RISK

FLOOR AREA

951.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C



Naldertown, Wantage, OX12

Approximate Area = 848 sq ft / 78.8 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 951 sq ft / 88.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nldcom 2026. Produced for Douglas and Simmons Ltd. REF: 1457950

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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

DIRECTIONS TO OX12 9EB

what3words///polar.rivals.sharper As you turn into Naldertown the property is the last one in the terrace as indicated by our D&S For Sale board. The parking space is on the right in front of the terrace.

GRD/RD 05.2025

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:-

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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.

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



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