



DOUGLAS & SIMMONS

24, Smiths Wharf,  
Wantage, Oxfordshire

## 24 Smiths Wharf, Wantage, Oxfordshire, OX12 9GQ

### Guide Price £400,000 Freehold

A substantial and deceptively spacious three/four bedroom townhouse, arranged over three floors, offering exceptionally flexible and versatile living accommodation. Built by Messrs Barratt Homes circa 2005, the property forms part of a popular and convenient town centre development which has matured beautifully and sits comfortably within its surroundings.

- 3/4 bedrooms • Deceptively spacious • Views over Belmont • Arranged over three floors • Attractive garden 43' x 26 with shed • Sitting room • Kitchen/dining room • Utility • WC, en suite and family bathroom • Parking and remainder of garage used as a store



### 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

A substantial and deceptively spacious three/four bedroom townhouse, arranged over three floors, offering exceptionally flexible and versatile living accommodation. Built by Messrs Barratt Homes circa 2005, the property forms part of a popular and convenient town centre development which has matured beautifully and sits comfortably within its surroundings.

The ground floor provides a particularly versatile reception room, currently utilised as a fourth bedroom/large study, together with a study/store, utility room and cloakroom. The remainder of the garage has been arranged for further storage or can be utilised for bikes and leisure equipment, but could also be converted back to a garage if so desired.

The first floor is particularly impressive, featuring a generous L-shaped sitting room enjoying a front aspect with a Juliet Balcony, together with a spacious kitchen/dining room overlooking the rear enjoying far-reaching views towards Belmont.

The top floor provides three well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a separate family bathroom.

Outside, the property enjoys an attractive garden c.43' x 26' which includes a paved terrace immediately adjacent to the property as well as a good sized shed.

Further benefits include gas central heating (the boiler is approximately 2 years old), double glazing, a parking space in front of the property as well as visitors' parking.

An appealing feature of this property is its exceptional versatility; the property offers well-proportioned accommodation across three floors and the flexibility to adapt the layout to suit a variety of family requirements.

### SERVICES

All mains services connected.

Gas fired central heating (boiler approx 4 years old).

Ofcom

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<https://www.ofcom.org.uk/>.

## FLOOR AREA

1789.00 sq ft

Vale of White Horse District Council  
COUNCIL TAX BAND E





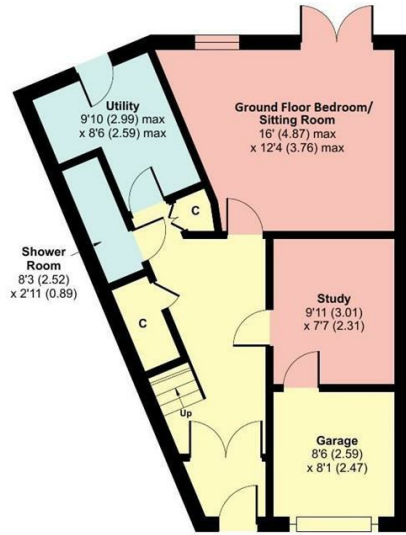
## Smiths Wharf, Wantage, OX12

Approximate Area = 1719 sq ft / 159.7 sq m

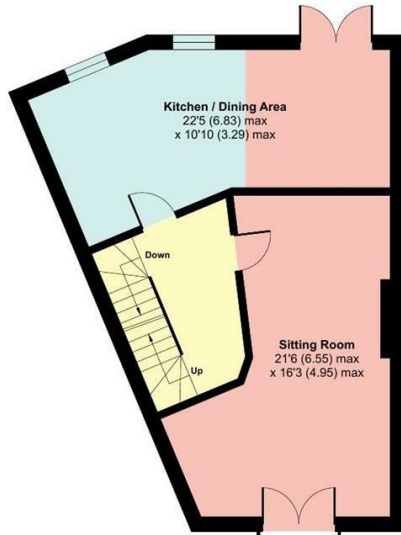
Garage = 70 sq ft / 6.5 sq m

Total = 1789 sq ft / 166.2 sq m

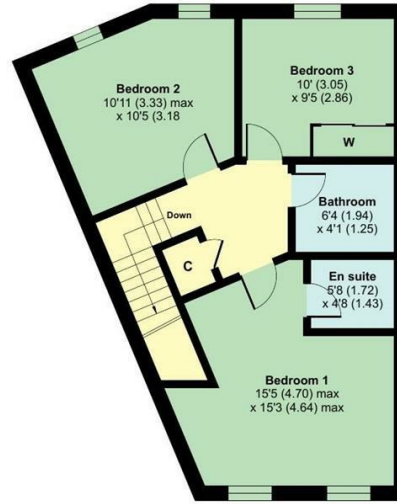
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Douglas and Simmons Ltd. REF: 1513235

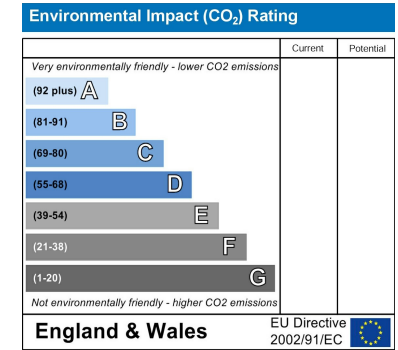
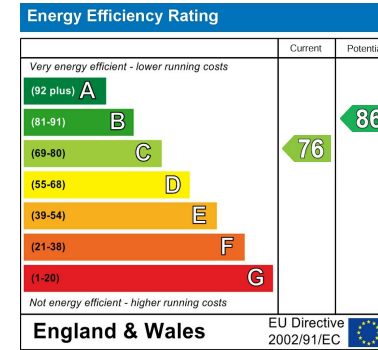
**Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.**

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**DIRECTIONS TO OX12 9GQ**  
[what3words.com/plums.sand.digit](https://what3words.com/plums.sand.digit)

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



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [sales@douglasandsimmons.co.uk](mailto:sales@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

