

23, Foliat Drive,

Wantage, Oxfordshire

23 Foliat Drive, Wantage, Oxfordshire, OX12 7AN

Guide Price £390,000 Freehold

A mature and deceptively spacious four-bedroom semi-detached family home, offered to the market with no ongoing chain, boasting two garages, the largest being adjacent.

• 4 bedrooms • 2 garages • Off street parking • 2 reception rooms, plus a large conservatory/garden room • Solar Panels (tariff details upon request) • Ground floor WC • Utility • First floor modern bathroom • Kitchen with some integrated appliances (freestanding are negotiable) • Desirable area within the 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

A mature and deceptively spacious four-bedroom semi-detached family home, offered to the market with no ongoing chain, boasting two garages, the largest being adjacent.

Situated in a highly sought-after and convenient position within the town, this home has been thoughtfully maintained and improved by the previous owners over the years and offers further potential for growing families and buyers looking to put their own stamp on a property.

The accommodation comprises a good sized sitting room with a feature fireplace, separate dining room, both of which connected to a large conservatory/garden room. The ground floor is completed with a kitchen/breakfast room with some integrated appliances, a practical utility room and a WC. There are some freestanding appliances which are negotiable, along with soft furnishings.

Upstairs, the first floor layout consists of four well-proportioned bedrooms and a refitted family bathroom. The loft is partially boarded with a fitted loft ladder and lighting.

To the front, a private driveway provides off-street parking, continuing down the side of the property toward a large workshop/garage at the rear—ideal for trade professionals, car enthusiasts, or conversion into a home office/gym/lifestyle room. Uniquely, the property also benefits from a second garage located in a nearby block. The rear garden is enclosed, measuring approximately 38' x 28'.

SERVICES
All mains services connected. Gas fired central heating. Solar Panels with FiT with OVO Energy, (details available upon request)

Ofcom
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https://www.ofcom.org.uk/.

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FLOOR AREA

1904.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D







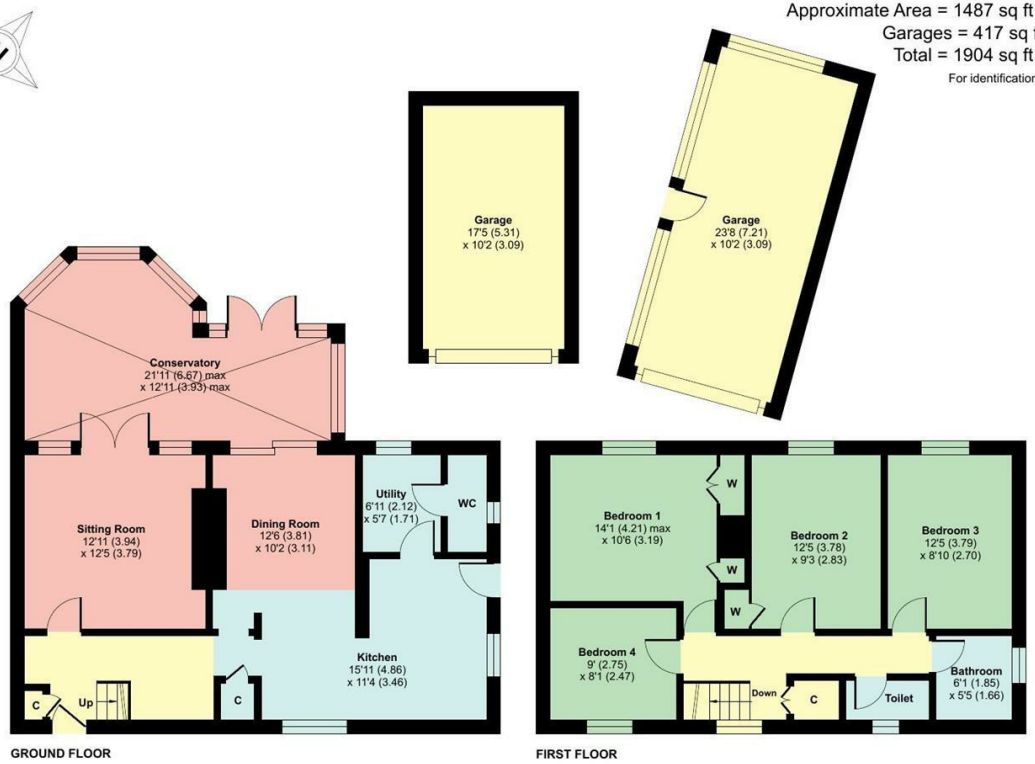




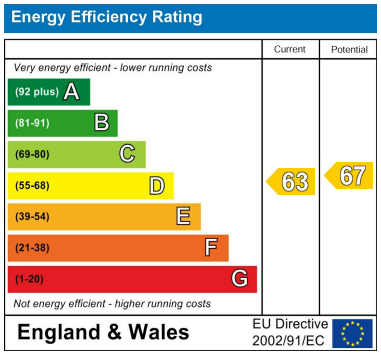


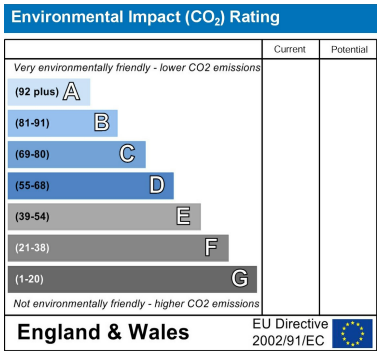
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Approximate Area = 1487 sq ft / 138.1 sq m
Garages = 417 sq ft / 38.7 sq m
Total = 1904 sq ft / 176.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Douglas and Simmons Ltd. REF: 1537709





DIRECTIONS TO OX12 7AN

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Viewing strictly by appointment with the agents
Douglas and Simmons

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