



DOUGLAS & SIMMONS



10, Farrier Crescent,  
Wantage, Oxfordshire



# 10 Farrier Crescent, Wantage, Oxfordshire, OX12 7LR

## Guide Price £405,000 Freehold

Situated in Farrier Crescent, Wantage, this delightful three-bedroom detached house, built just two years ago by St Modwen Homes, offers a perfect blend of modern living and access to countryside walks.

- Detached home constructed in 2024 by St Modwen Homes
- Energy Efficient rated A, with solar panels
- Off street parking for two cars
- Close to the Kingsgrove Woodland Walk & Trim Trail
- Near to amenities including a primary school, Co-op and church
- Good public transport links
- Master bedroom with en suite, separate family bathroom and ground floor WC
- Double aspect sitting room
- Kitchen/dining/family room with integrated appliances
- Good sized enclosed walled garden



### 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)

## DESCRIPTION

Situated in Farrier Crescent, Wantage, this highly energy efficient three-bedroom detached house, built just two years ago by St Modwen Homes, offers a perfect blend of modern living and access to countryside walks. Arranged over two well-designed floors, the property boasts a spacious double aspect sitting room that invites natural light, creating a warm and welcoming atmosphere.

The heart of the home is the well-fitted kitchen/dining/family room, featuring a convenient utility cupboard adds to the practicality of the space, while a ground floor WC enhances the functionality of the layout.

On the first floor, you will find three generously sized bedrooms, including a master bedroom complete with an en suite shower, providing additional convenience. The family bathroom serves the other two bedrooms, ensuring comfort for all.

Outside, the property features an enclosed garden to the rear, additionally, off-street parking for two vehicles offers further convenience and ease of access.

Situated on the edge of the development, this home enjoys open views over the Kingsgrove Woodland Walk & Trim Trail within the surrounding countryside, making it an ideal choice for those seeking a peaceful yet connected lifestyle. With it's modern amenities nearby including a Co-op and primary school as well as public transport links, this property is a wonderful opportunity for families or individuals looking to settle in a vibrant community.

### SERVICES

All mains services connected.

Gas-fired central heating to radiators.

Solar panels

Ofcom

For broadband and mobile phone coverage please visit:

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

There is a an Estate Management Charge of £349.96 per annum (current July 2026)

EPC rated A

## FLOOR AREA

**916.00 sq ft**

**Vale of White Horse District Council**

**COUNCIL TAX BAND D**





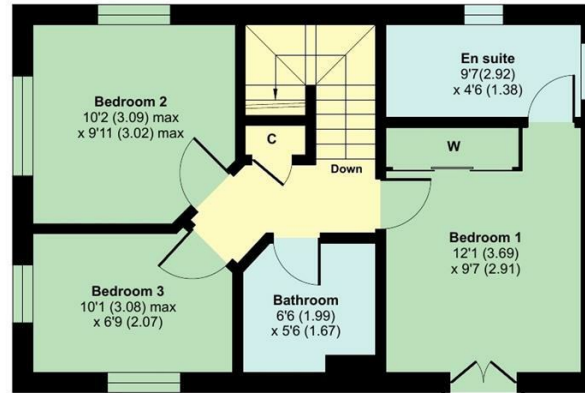
# Farrier Crescent, Wantage, OX12 7LR

Approximate Area = 916 sq ft / 85.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## DIRECTIONS TO OX12 7LR

Leave Wantage town via the Charlton Road and proceed on to the A417 Reading Road. At the new roundabout turn left onto the link road King Alfred Way. Proceed over the next roundabout and take the next turning left into Daisy Lane. Proceed on Daisy Lane for a short distance and turn right into Farrier Crescent, where No.10 can be located on the right.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Douglas and Simmons Ltd. REF: 1495564

**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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5. All measurements are approximate. **GRD/rd 07.2026**

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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