



4, Roach Bank,
Wantage, Oxfordshire

4 Roach Bank, Wantage, Oxfordshire, OX12 9ZD

Guide Price £370,000 Freehold

This charming semi-detached house, built in 2017, offers a perfect blend of modern living and tranquil surroundings. The property is situated on a quiet, tucked-away street, providing a peaceful retreat with a private, leafy garden that is ideal for relaxation and outdoor entertaining.

- Private driveway for two cars, Universal EV charging point
- Energy efficient home rated B
- Dual aspect kitchen/dining room with built in appliances
- Partially converted garage to an office with heating and power.
- Ground floor cloakroom with bespoke basin and vanity
- Master bedroom with en suite
- Private leafy garden
- Upgraded tiling to the en suite and kitchen
- Quiet location in the town
- Two further good sized bedrooms



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

This charming semi-detached house, built in 2017, offers a perfect blend of modern living and tranquil surroundings. The property is situated on a quiet, tucked-away street, providing a peaceful retreat with a private, leafy garden that is ideal for relaxation and outdoor entertaining.

Upon entering, you are welcomed into a spacious hall that leads to a well-appointed ground floor WC featuring a bespoke basin. The heart of the home is the dual aspect contemporary kitchen/dining room, equipped with built-in appliances, making it a delightful space for family meals and gatherings. The good-sized living room boasts French doors that open directly onto a paved terrace and garden, seamlessly connecting indoor and outdoor spaces.

This residence comprises three good sized bedrooms, with the master bedroom benefiting from a luxurious double en suite shower room and artisan tiles. The additional family bathroom is thoughtfully designed to cater to the needs of the household.

For those requiring extra space, the garage has been partially converted into a versatile office, while the remainder serves as a useful storage and workshop area. The property also features a private (not shared) driveway parking for two vehicles, complete with a universal electric car charging point, catering to modern needs.

This delightful home is perfect for families or professionals seeking a comfortable and stylish living environment in a desirable location within the town. With its modern amenities and peaceful setting, it truly is a wonderful opportunity not to be missed.

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-coverage#pc=OX129ZD&uprn=10093196595>

Ultrafast broadband is available.

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

The flood risk for 4 Roach Bank is VERY LOW.
EER-B.

SERVICES

Mains gas, electricity and water connected.

FLOOR AREA

1139.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND D





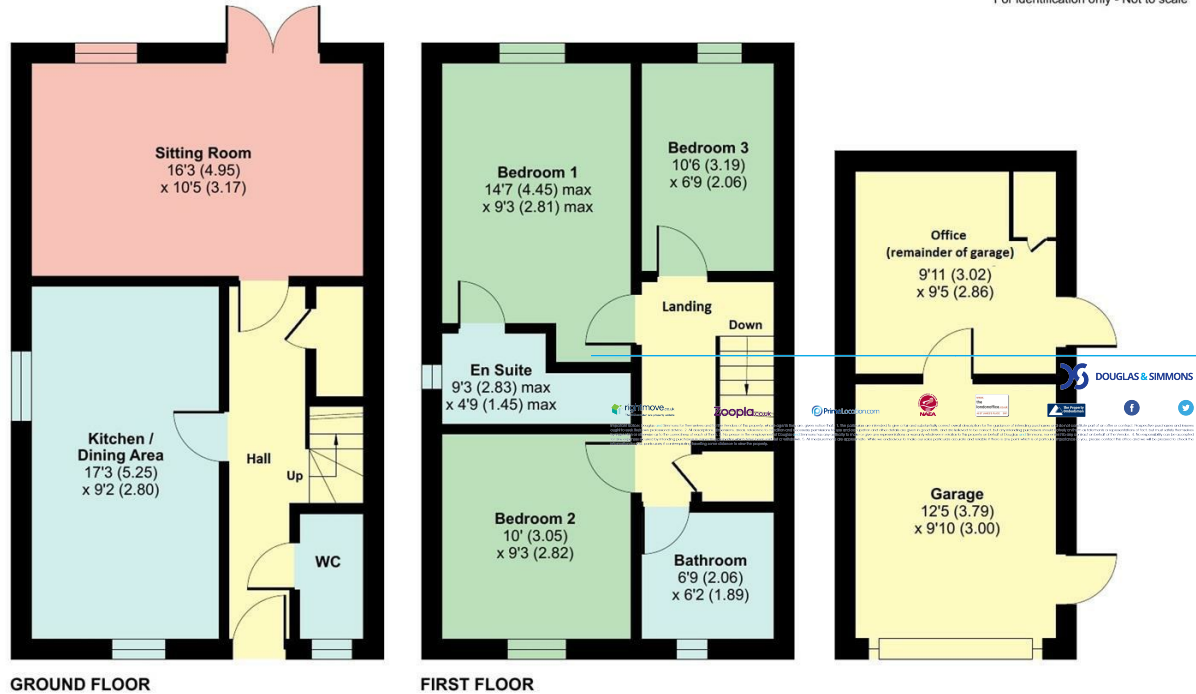
Roach Bank, Wantage, OX12

Approximate Area = 914 sq ft / 84.9 sq m

Garage = 225 sq ft / 20.9 sq m

Total = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



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 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	

DIRECTIONS TO OX12 9ZD

what3words///evolution.prep.yawned As you turn in Whittington Crescent, continue to the end and turn left into Pike Reach, proceed for a short distance and turn right into Roach Bank, where the property will be found on the right as indicated by our D&S For Sale board.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Douglas and Simmons Ltd. REF: 1463020

GRD/RD 05.2026

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Viewing strictly by appointment with the agents
Douglas and Simmons



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