



27 Willow Grange Limborough Road, Wantage

In Excess of £120,000

Waymark

27 Willow Grange Limbrough Road

Wantage

A beautifully improved one-bedroom apartment, ideally positioned to overlook the brook, enjoying picturesque views across surrounding greenery and towards the town. Enjoying an exceptionally convenient location, the property is just a short walk from a range of shops, amenities, and the heart of the market town.

The accommodation comprises a welcoming entrance hall with a large storage cupboard, a modern shower room, and a light-filled living and dining room featuring bespoke cabinetry and attractive views, which flows seamlessly into the kitchen. The generously proportioned master bedroom features built-in wardrobes and completes the accommodation.

The apartment has been thoughtfully enhanced and well maintained by the current owner, benefitting from new flooring and fresh redecoration throughout. It now offers a superb, turnkey home that perfectly combines style, comfort, and charm.

Externally, the property benefits from access to beautifully maintained communal gardens, along with secure gated parking available on a first-come, first-served basis.





27 Willow Grange Limbrough Road

Wantage

Willow Grange is a highly regarded, purpose-built retirement development located on Limbrough Road in the heart of Wantage, designed exclusively for the over-55s. Set within beautifully landscaped communal gardens and just a short level walk from Wantage's Market Place, the development offers a superb lifestyle with daily support from an on-site House Manager and the reassurance of a secure entry system and 24-hour emergency care line. The community features a welcoming residents' lounge and kitchen, ideal for socialising or hosting visitors, as well as a guest suite for family and friends. Lift access to all floors and thoughtfully maintained grounds provide both convenience and comfort.

An excellent choice for those seeking an independent, low-maintenance lifestyle with added peace of mind and opportunity for social engagement, Willow Grange represents a desirable retirement opportunity.



27 Willow Grange Limbrough Road

Wantage

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



27 Willow Grange Limbrough Road

Wantage

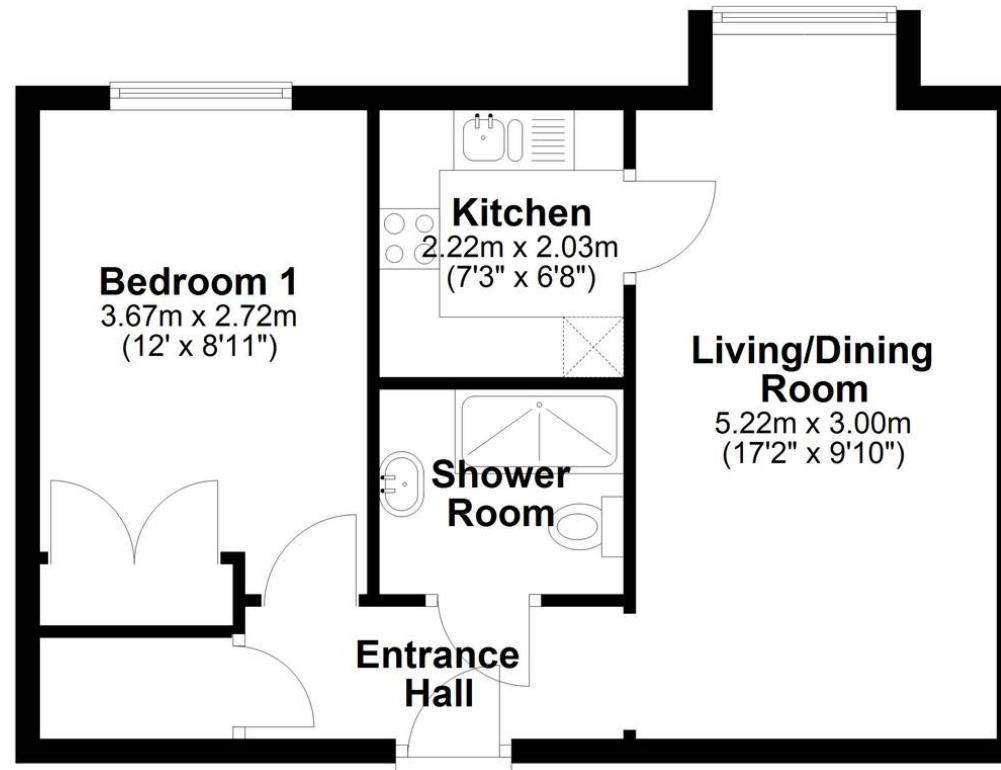
Material Information: The property is leasehold with a lease term of 125 years from 1 April 2007 with 106 years remaining. The service charges for the year 2026-2027 are £3283.20 per annum. The property is connected to mains electricity, water and drainage, and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good indoor, variable in-home for EE, o2 & Three. Good outdoor and in-door for Vodafone according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.

- Beautifully Improved One Bedroom Retirement Apartment
- Stunning Views From All Rooms
- Living/Dining Room With Bespoke Built-In Cabinetry
- Generous Master Bedroom With Built-In Wardrobes
- Convenient Access To Amenities & Into The Town
- No Onward Chain - Viewing Highly Advised!



Second Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 42.5 sq. metres (457.0 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.