

26 Kings Close, Letcombe Regis, Wantage, Oxfordshire, OX12 9JF



Charming three-bedroom cottage • Spacious sitting room • Kitchen/dining room with separate utility •
Excellent detached garden office/summer house • Large, private rear garden • EPC D

Guide Price £400,000

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26 Kings Close

Letcombe Regis

Key Features



3
Bedrooms



1
Bathrooms



2
Receptions

About the property

Charming Three-Bedroom Cottage with Exceptional Garden Office and Generous Gardens.

The ground floor features a welcoming sitting room, centred around a log burner. At the rear a spacious kitchen/dining room, ideal for everyday family living and entertaining, with a separate utility area adding further convenience. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. The main bedroom also benefits from an en-suite cloakroom.

One of the standout features of this home is the superb detached garden office/summer house. Beautifully positioned within the impressive rear garden, this versatile space is ideal for those working from home, running a business, pursuing hobbies, or simply relaxing while enjoying the peaceful surroundings. Adjoining the office is a useful storage shed.

Outside, the property enjoys an exceptionally generous rear garden, offering plenty of space for children to play, gardening enthusiasts, or outdoor entertaining. To the front, there is a substantial front garden which enhances the property's attractive kerb appeal, while on-street parking is readily available.

Situated in the picturesque village of Letcombe Regis, surrounded by beautiful countryside yet within easy reach of Wantage and excellent local amenities, this charming home presents a rare opportunity to enjoy village life with the added benefit of a fantastic home office and outstanding outdoor space.

Amenities

Wantage is a lovely small market town in the Vale of White Horse and has a good range of shops and services. Links with the past are very strong too - it is notable as the birthplace of King Alfred the Great in 849.

The town lies about 8 miles (13 km) south-west of Abingdon and a similar distance west of Didcot and is at the crossing of the B4507 valley road, the A417 road between Reading and Cirencester and the A338 road between Hungerford (and junction 14 of the M4 motorway) and Oxford. There are main line railway services from Didcot Parkway.

There is one state secondary school in Wantage, King Alfred's Academy, and some ten primary schools. There are also several independent schools in Abingdon, Oxford and nearby villages.

Wantage has a fine reputation for the arts - music, dances and poetry - and this is celebrated each year with an Arts Festival during the summer. John Betjeman lived in The Mead, Wantage (by Letcombe Brook) for many years and wrote poetry about Wantage. Thomas Hardy's "Jude the Obscure" was set in nearby Letcombe Bassett where "Arabella's Cottage" can still be seen.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.





We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From Faringdon, take the A417 towards Wantage. After approximately 7 miles turn right onto Letcombe Hill, at the top of the road turn left, taking the next right into Letcombe Regis, follow the road round and the house can be found on the left hand side.

What 3 Words [///shade.escorting.exam](https://www.google.co.uk/maps/@51.5111111,1.2111111,15z)

Services & Tenure

Tenure - Freehold
Electricity - Mains Supply
Water - Mains Supply
Sewerage - Mains Supply
Heating - Gas Central

Local Authority

Vale Of White Horse District Council
Council Tax Band - C

Our reference

FAR260028
8th July 2026

We'd love to hear from you

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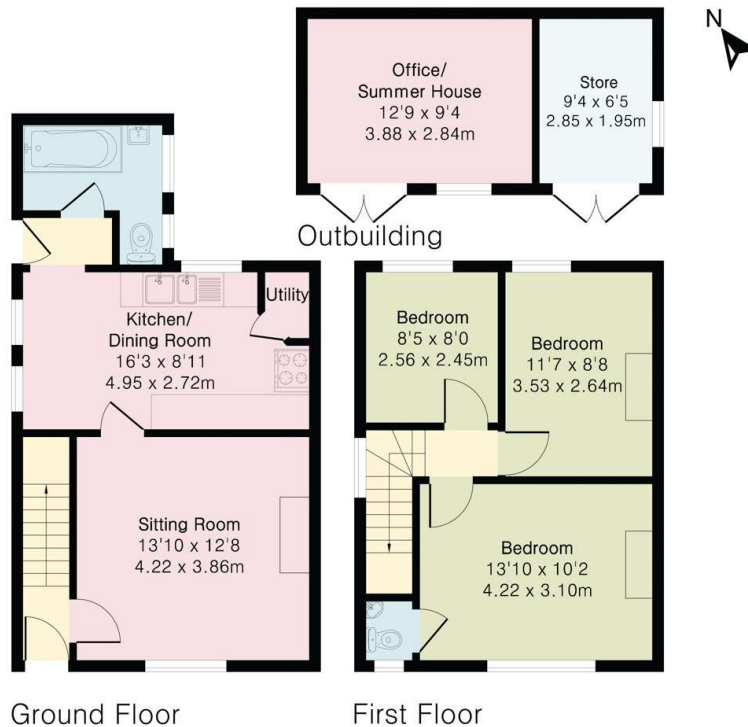


**Approximate Gross Internal Area 784 sq ft - 73 sq m
(Excluding Outbuilding)**

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 361 sq ft – 34 sq m

Outbuilding Area 182 sq ft – 17 sq m



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