



Childrey, Wantage, OX12 9XQ

£900,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented four bedroom detached modern home situated in the charming Oxfordshire village of Childrey.

This impressive modern house boasts a high specification finish throughout and comprises an entrance hall, spacious sitting room and separate dining room that leads to a spectacular kitchen/dining/living room with bi-folding doors onto the south facing garden. The bespoke kitchen has a lovely island unit with a breakfast bar and high quality appliances. There is a utility room with doubles up as a downstairs WC.

On the first floor there are four double bedrooms, en suite to bedroom one and a stylish family bathroom with bath and separate shower. There is a Juliet balcony overlooking the rear garden and three of the bedrooms have built in storage.

To the front of the property is parking for several cars and the LPG tank underneath the ground. There is side access to the rear garden. The south facing rear garden is tiered over two sections, the lower level having a large patio area which is great for entertaining and the upper section has a lawn area, flower and vegetable beds and several peaceful seating areas that overlook fields to the rear.





Key Features

- Spacious four bedroom detached house
- Beautiful open plan kitchen
- Bright and airy sitting room
- Dining room
- Utility and WC
- Modern Ensuite
- South facing garden overlooking fields
- Driveway parking
- Gas central heating
- EPC Rating D, Council Tax D



The Location

The pretty village of Childrey has a thriving village store and coffee shop. Close to the historic market town of Wantage. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

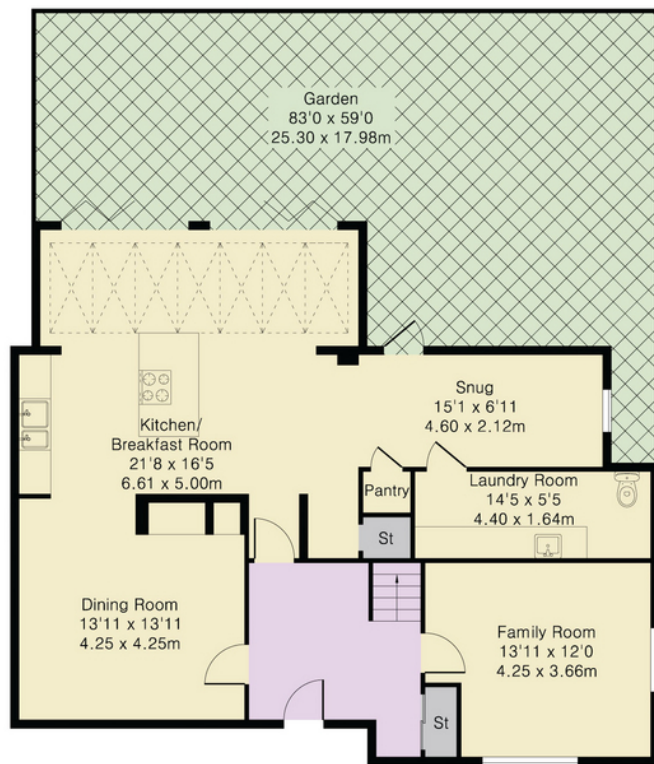
Locally there are an array of excellent walks, riding routes and sports facilities such as Frilford Heath golf club and Newbury racecourse.

The local area is renowned for its excellent choice of schools including Abingdon School St Helen & St Katherine, St Hughs Preparatory school and Radley College

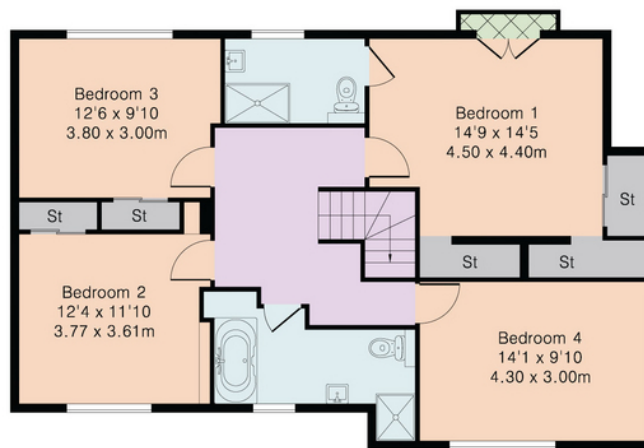
Some material information to note: Freehold property. LPG heating. Mains water, mains electrics and mains drains. Ofcom checker indicates superfast broadband is available and mobile availability is available with most major providers. The government portal indicates a possible high risk for surface water flooding however the house has not flooded since the seller has lived there. We are not aware of any planning permissions in place which would negatively affect the property.



Approximate Gross Internal Area 1950 sq ft – 182 sq m
 Ground Floor Area 1051 sq ft – 98 sq m
 First Floor Area 899 sq ft – 84 sq m



Ground Floor



First Floor

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