



6 The Park East Challow, Wantage, OX12 9SH  
£375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented three bedroom semi-detached property overlooking a pretty green and situated in the popular village of East Challow.

The property comprises an entrance hall, light and airy dining room with working fireplace, and living room with electric fire and French doors to the garden. The superb kitchen has a range of wall and floor units, integrated oven, hob and extractor, dishwasher, fridge/freezer and double sink. From the kitchen there is access to the utility area and cloakroom, and a door to the rear garden. The ground floor is fitted with laminate flooring throughout.

To the first floor there are three generous bedrooms and a family bathroom with shower over the bath. Stripped floorboards are a feature of the stairs and bathroom.

The private south facing garden wraps around two sides of the property and is mainly laid to lawn with a generous patio terrace to the rear, and a large shed.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property has no driveway parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property.







## Key Features

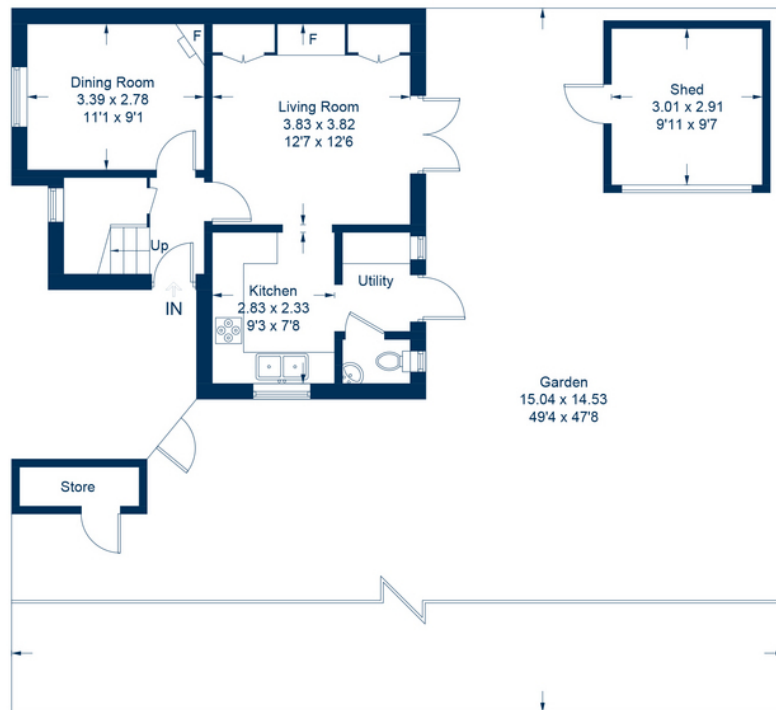
- Three bedroom semi detached
- Village location
- Kitchen with integrated appliances
- Utility area
- Cloakroom
- Sitting room
- Separate dining room
- South facing rear garden
- Council tax band: C, EPC rating D

## The Location

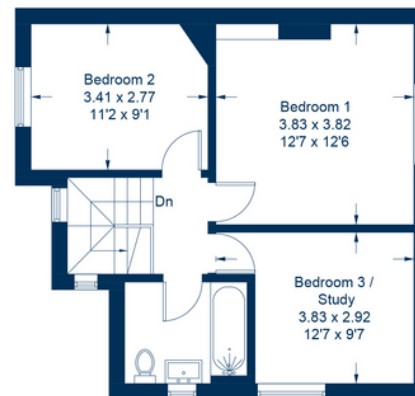
East Challow is situated approx. 1 mile to the west of the historic town of Wantage with easy access by foot or car. East Challow is conveniently located at the foot of the picturesque Oxfordshire countryside with a local park and three public houses on its doorstep. The St Nicholas C of E Primary School is at the heart of the local community and King Alfred's School West Site is within easy walking distance.



Approximate Gross Internal Area  
 Ground Floor = 42.3 sq m / 455 sq ft  
 First Floor = 45.5 sq m / 490 sq ft  
 Shed = 8.7 sq m / 94 sq ft  
 Store = 1.7 sq m / 18 sq ft  
 Total = 98.2 sq m / 1,057 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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