



Wyngates Dog Lane, Childrey, OX12 9UW
£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and spacious four bedroom detached property located in the picturesque Oxfordshire village of Childrey with the benefit of no onward chain.

This charming property comprises entrance hall, bright and airy sitting room with decorative fireplace, and an archway through to the spacious dining room. The good sized kitchen has a range of wall and base level units with cooker and integrated dishwasher and extractor. To the first floor there are three double bedrooms, a fourth bedroom with built in storage and a generous family bathroom with bath and separate shower.

The property is approached via a sweeping tarmac driveway with parking for several vehicles, and has a longer than average garage with a toilet, and a front lawn area bordered by pretty shrubs. The superb south facing rear garden is fully enclosed and has a large patio area with steps, raised lawn and a gate through to a further walled area with a greenhouse. There is also an additional side access gate and shed.

Some material information to note: Freehold property. Oil central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast broadband is available and mobile availability is available with some major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Four bedroom detached
- Village location
- No onward chain
- Sitting room
- Kitchen
- Dining room
- Family bathroom
- Garage with ample driveway parking
- Council tax band: F, EPC: E

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 a 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.12 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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Approximate Gross Internal Area 1577 sq ft - 146 sq m

Ground Floor Area 920 sq ft - 85 sq m

First Floor Area 657 sq ft - 61 sq m

