



15 Hamilton Drive, Wantage, OX12 9JX

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Immaculately presented three bedroom two bathroom detached property located on a small development in the idyllic south Oxfordshire village of East Challow.

The accommodation comprises a brick constructed porch, welcoming entrance hall with cloakroom, the upgraded kitchen / dining room boasts high end appliances including Miele Oven and Miele induction hob, wine fridge, dishwasher, and fridge / freezer, there are double doors opening onto the rear garden and separate utility room. The ground floor is completed by a spacious sitting room with attractive bay window and Bio Ethanol Fireplace.

To the first floor a master bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms with one currently being utilised as a study, and a modern family bathroom.

The south west facing rear garden offers a good degree privacy and benefits from being landscaped by the current owner, driveway parking for two vehicles to the front.

Estate maintenance charge: £354 per annum paid in two installments



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates outdoor mobile availability is available with most major providers. The government portal generally highlights this as a low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property.



Key Features

- South West facing rear garden
- Superbly presented home
- Three double bedrooms
- Remaining builders warranty in place
- High end kitchen / dining room
- Spacious sitting with bay window and Bio Ethanol fireplace
- Master bedroom with ensuite shower room
- Small development
- EPC rating: B, Council tax band: D

The Location

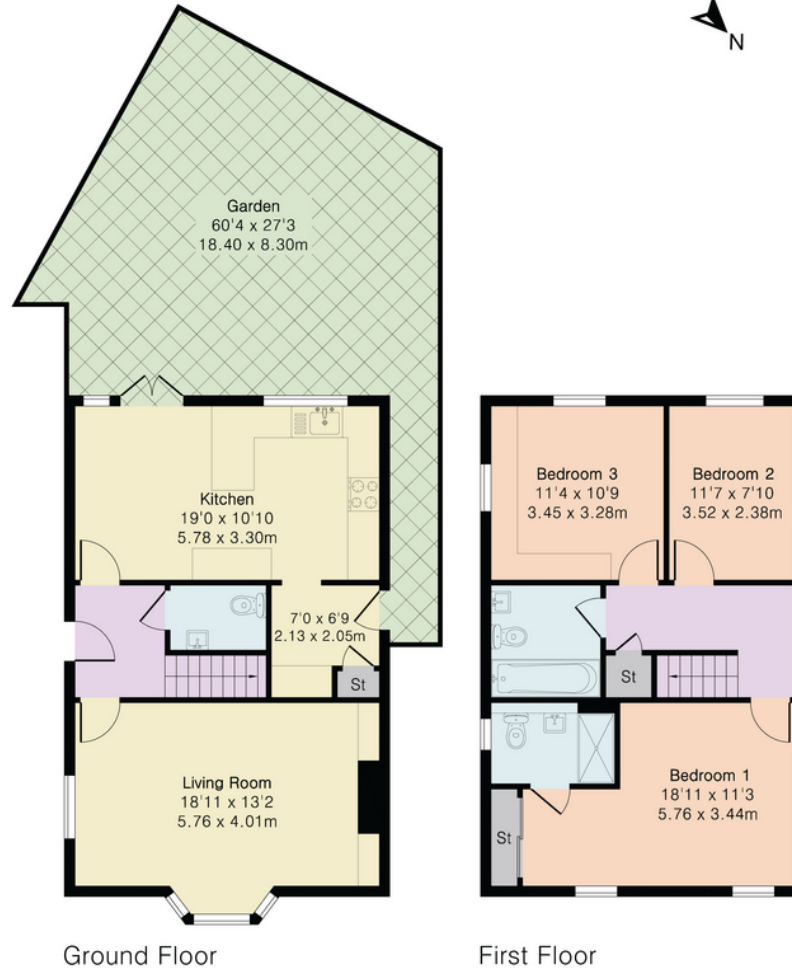
East Challow is situated approx. 1 mile to the west of the historic town of Wantage with easy access by foot or car. East Challow is conveniently located at the foot of the picturesque Oxfordshire countryside with a local park and three public houses on its doorstep. The St Nicholas C of E Primary School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



Approximate Gross Internal Area 1143 sq ft - 106 sq m

Ground Floor Area 576 sq ft – 53 sq m

First Floor Area 567 sq ft – 53 sq m



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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