



West Street, Childrey, OX12 9UL
£750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This characterful home is nestled at the end of a quiet lane with no through-traffic, and is one of the best locations in the idyllic downland village of Childrey. The property sits on a generous plot with beautiful gardens and ample parking.

Having been thoughtfully extended by the current owners and now offering circa' 1713 sq ft of living accommodation plus garaging, this beautiful home boasts a welcoming entrance hall and a cosy sitting room with an open fireplace and an attractive sash window. It also features a formal dining room with period character, including exposed beams and an inglenook fireplace with a log-burning stove. The property then flows nicely into a tasteful cottage-style kitchen with solid wooden worksurfaces, Belfast sink and flagstone flooring. The kitchen offers plenty of eye-level and base-level storage and room for a breakfast table. Completing the ground floor is the extremely impressive garden room with a vaulted space, offering floor-to-ceiling windows that flood the room with natural light; a perfect space to unwind. This space has the additional benefit of a mezzanine floor, a versatile space that is currently used as an office.

Rising to the first floor you are greeted by two good-sized double bedrooms and a family bathroom. The master bedroom spans the entire top floor and has an ensuite shower room. The second bedroom to the front of the property has fabulous high ceilings and double aspect windows and would also make an ideal master bedroom, depending on preference.

Outside, a real feature of this glorious property is the wrap-around gardens, mainly laid to lawn with beautiful mature borders and a number of trees offering a good degree of privacy. To the side of the property is a driveway leading to the double garage situated at the rear.





Key Features

- Period property set in picturesque gardens
- Secluded Location in Childrey Village
- Impressive Garden Room with Vaulted Ceiling
- Double Garage
- Three Reception Rooms
- Office Space
- Modern Extension to Rear
- Electric Car Charger
- Sizeable Plot with Beautiful Gardens
- Council tax band: F, EPC rating: tbc



The Location

The pretty village of Childrey has a thriving village store and coffee shop and is 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 and a range of shopping and leisure facilities, as well as a market on Wednesdays and Saturdays. Wantage has excellent commuting links via the A34, with the M40 to the north and the M4 to the south. Didcot, which is cica 9 miles away, offers a fast service to London Paddington in around 40 minutes.

Some material information to note: Freehold property. LPG central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates superfast and ultrafast broadband is available and outdoor mobile availability is available with all major providers. The government portal indicates a very low risk of flooding. We are not aware of any planning permissions in place which would negatively affect the property.





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