



Hide-a-way Hedge Hill Road, Wantage, OX12 9SF  
£375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An attractive and very well presented extended three bedroom detached house in the sought after area of East Challow a short drive from Wantage town centre and local amenities.

This delightful property comprises generous entrance hall leading to the dual aspect living room with working open fire, the spacious kitchen / dining room has a range of eye and base level units with built in oven and hob, and French doors into the garden. Off the kitchen is a utility room with door to the garden. There is a ground floor cloakroom and further dual aspect reception room / bedroom three. To the first floor there are two good sized double bedrooms one with built in storage and family bathroom with shower over the bath.

Outside is a particular feature of the property the main garden is to the rear and side of the house and is mainly laid to lawn with two decked areas capturing the sun throughout the day and a gravelled area. There is a further area of lawn to the side of the property and path leading to the front door. The property has a garage (accessed via Field Gardens) with a parking space to the side.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. 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

- Extended three bedroom detached property
- Spacious living room
- Kitchen / dining room
- Cloakroom
- Utility room
- Family bathroom
- Sunny garden
- Garage with parking space to the side
- New carpets and consumer unit
- Council tax band: D, EPC rating: D

## The Location

East Challow is situated approximately 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, church, village hall and cricket club. The St Nicholas C of E Primary School is at the heart of the local community with King Alfred's School West Site within easy walking distance. Wantage itself provides a wide range of facilities including supermarkets, independent shops, cafes, public houses, restaurants, leisure facilities and regular farmers market. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south Didcot c. 11 miles offers a fast service to London Paddington c. 40 minutes.



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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.

**Approximate Gross Internal Area 1227 sq ft - 114 sq m**

Ground Floor Area 720 sq ft – 67 sq m

First Floor Area 375 sq ft – 35 sq m

Garage Area 132 sq ft – 12 sq m



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