



Glebe Road, Wantage, OX12 9FX

£565,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

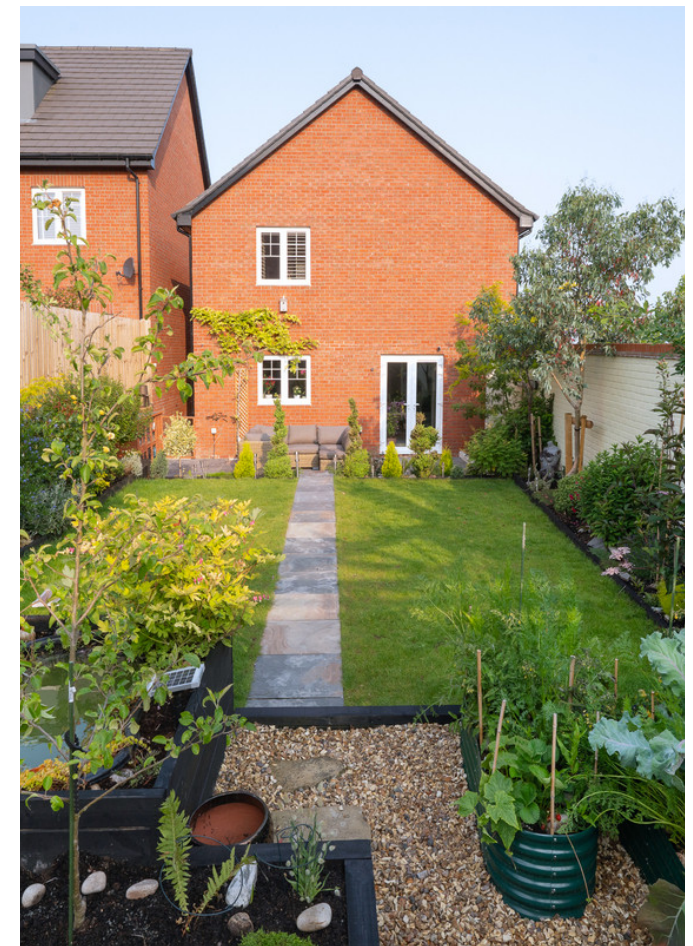
An immaculately presented four bedroom family home situated on a small development in East Challow, with beautifully landscaped gardens.

This beautiful property was constructed by Crest Nicholson in 2022, the property is well situated within the development and benefits from a further 7 years NHBC warranty. Upon entering the property you are greeted by a sizable hallway with downstairs W/C. The open plan kitchen / dining room is modern and stylish with plenty of eye level and base level storage. The kitchen includes, one and half oven, four burner gas hob with extractor, integrated fridge/ freezer and quartz effect worksurfaces. A further convenient utility space leads off the kitchen with matching storage units. The living area is an ideal size for family living, with lots of natural light and high quality tiled flooring.

To the first floor there are four good sized bedrooms. One of which is currently used as walk in wardrobe connected to the master bedroom. This can easily be changed back to a fourth bedroom. The walk in wardrobe over looks the garden, leading through to the master bedroom that is fitted with an ensuite and walk in shower. A further family bathroom with stylish tiling and shower over full size bathtub. The second and third bedrooms are equally sizeable and benefit from fitted storage.

To the rear of the property is a beautifully landscaped garden, a real feature of this home. Patioed seating area, raised beds with stunning mature planting, a fabulous space to relax. The rear of the garden has a gateway leading to driveway with ample parking for two vehicles , EV charger and a good sized garage.





Key Features

- Four bedroom family home
- Open plan Kitchen / Diner
- Single Garage
- Stylish decoration
- Cafe Style Shutters Included Downstairs
- Immaculate presentation
- Off street parking
- Landscaped Garden
- Electric Vehicle Charging
- Council tax band E - EPC rating B



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.

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.



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Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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Approximate Gross Internal Area 1613 sq ft - 150 sq m

Ground Floor Area 700 sq ft – 65 sq m

First Floor Area 700 sq ft – 65 sq m

Garage Area 213 sq ft – 20 sq m

