



6 Glebe Road, East Challow, Wantage, OX12 9FX
£650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious five-bedroom family home situated on a small development in the quaint village of East Challow, with attractive gardens.

Arranged over three floors, the versatile accommodation comprises a spacious entrance hall leading to all ground floor rooms. The bright sitting room features a bay window that overlooks the open green area to the front, creating a welcoming atmosphere. There is also a separate study, perfect for those who work from home and a well equipped utility room. The well-proportioned kitchen and dining area offers a great space for entertaining with modern fittings, Silestone worktops, and plenty of storage.

On the first floor a master suite with dressing area and en-suite bathroom, two double bedrooms and family bathroom. On the top floor, you will find two further bedrooms and another shower room, offering flexibility for larger families or those needing extra space.

The property also includes a driveway for two vehicles with EV charger, and garage with power and light. The rear garden features a mix of lawn, greenhouse and patio areas suitable for outdoor dining or relaxing having been beautifully landscaped and maintained by the current owners. The garden is fully enclosed, providing privacy and security. Some material information to note: Estate maintenance charge: £344.50 pa. 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.



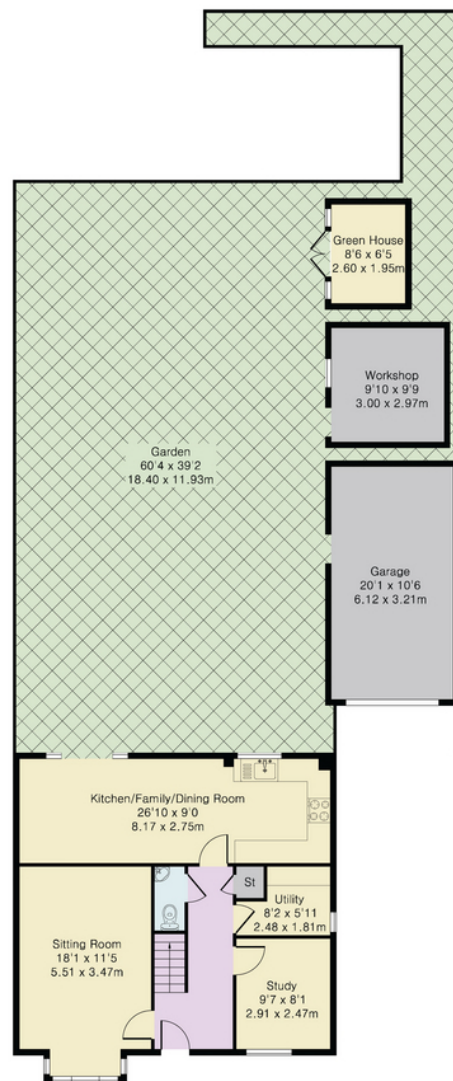


Key Features

- Substantial five bedroom detached home
- Driveway parking and garage
- Attractive rear garden
- Open plan kitchen / dining room
- Study
- Sitting room
- Three modern bathrooms
- Remaining builder warranty
- EPC rating: B, Council Tax band: F

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.



Ground Floor

Approximate Gross Internal Area 2119 sq ft - 197 sq m

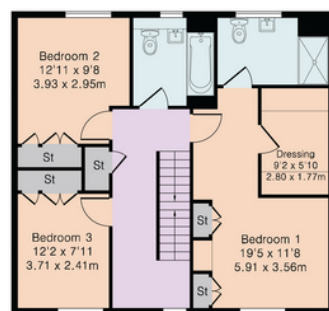
Ground Floor Area 685 sq ft - 64 sq m

First Floor Area 671 sq ft - 62 sq m

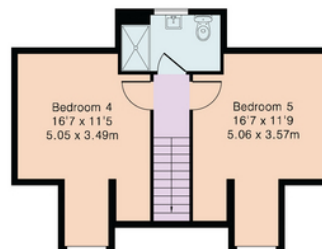
Second Floor Area 402 sq ft - 37 sq m

Garage Area 211 sq ft - 20 sq m

Outbuilding Area 150 sq ft - 14 sq m



First Floor



Second Floor



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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.

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