



Barleycorn Chapel Way, Childrey, OX12 9UT

Guide Price £725,000 Freehold

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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 as well as a double garage.

Having been thoughtfully updated by the current owners and offering circa' 1666 sq ft of living accommodation plus garaging, this beautiful home boasts a welcoming entrance hall and a cosy sitting room with an electric fireplace and sliding doors leading to the private rear garden. It also features a separate dining room and second sitting room facing the garden with wrap-around window. The property then flows nicely into a tasteful cottage-style kitchen with solid wooden worksurfaces. The kitchen offers plenty of eye-level and base-level storage and room for a breakfast table. Completing the ground floor is utility room and W/C.

Rising to the first floor you are greeted by four bedrooms comprising of two good-sized double rooms one single room a principal room with en suite and a large family bathroom . The master bedroom overlooks the garden with ample built-in storage and has an ensuite shower room.

Outside, a real feature of this glorious property is the gardens covering three sides of the property, mainly laid to lawn with beautiful mature borders and a number of trees offering a good degree of privacy. To the front of the property is a driveway leading to the double garage offering plenty of parking and storage.

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





Key Features

- Detached double garage
- Private walled rear garden
- Master bedroom with ensuite bathroom
- Idyllic location with village shop
- Three reception rooms
- Large private driveway
- Council tax band: F, EPC rating: D
- Oil fired central heating

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 and a range of shopping and leisure facilities, as well as a market on Wednesdays and Saturdays. Excellent commuting links via the A34, with the M40 to the north and the M4 to the south. Didcot, which is C. 9 miles away, offers a fast service to London Paddington in around 40 minutes.

Some material information to note: Freehold property. Oil central heating. Mains water, mains electrics and mains drainage. Of course, the location is ideal for a fast service to London Paddington in around 40 minutes.



**Approximate Gross Internal Area 1635 sq ft - 152 sq m
(Excluding Garage)**

Ground Floor Area 922 sq ft – 86 sq m

First Floor Area 713 sq ft – 66 sq m

Garage Area 332 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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