



15 Windmill Place East Challow, Wantage, OX12 9RT
£425,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three bedroom semi detached property with large gardens and pleasant field views to the rear, located on the edge of the idyllic Oxfordshire village of East Challow.

This mature family home offers a good degree of versatile accommodation comprised over three floors. To the ground floor an entrance hall, cloakroom, utility room, sitting room with French doors leading to the rear garden. A large kitchen / dining room with range oven and patio doors. The first floor has two large double bedrooms one with a walk in wardrobe and the other a fitted wardrobe, and family bathroom. Stairs rising to the second floor where you are greeted by the master bedroom with superb views, fitted and eaves storage, and an ensuite bathroom with shower over bath. Outside you will find a large frontage with separate gardens, ample gated driveway, garage and outbuilding. The rear garden is sectioned into three areas consisting a formal garden with patio, low maintenance artificial grass area, and a kitchen garden with greenhouse and sink.

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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Idyllic position with field views
- Large driveway and front gardens
- Two reception rooms
- Three bedrooms and two bathrooms
- Separated gardens
- Garage and outbuilding
- Utility room and cloakroom
- 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.

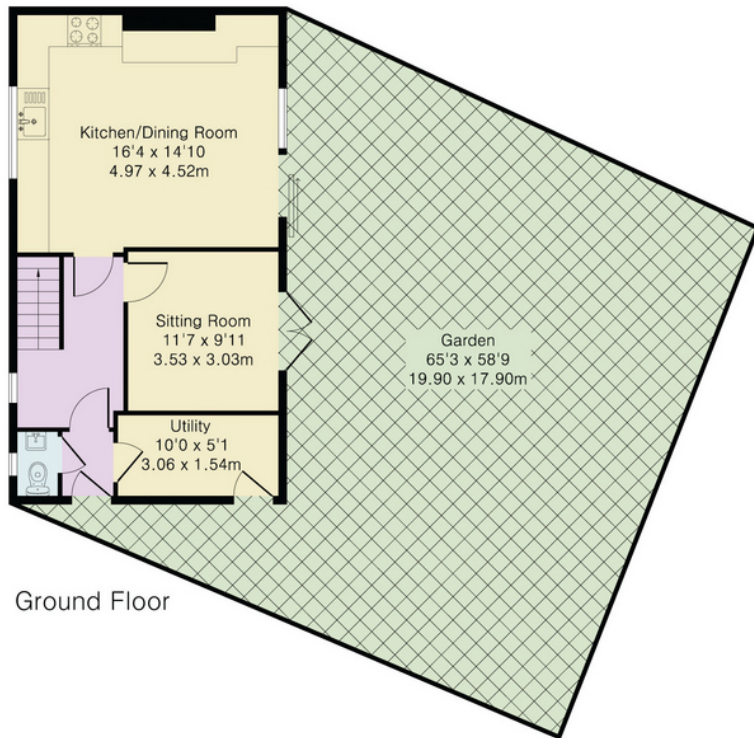
Approximate Gross Internal Area 1468 sq ft – 135 sq m

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 431 sq ft – 40 sq m

Second Floor Area 264 sq ft – 24 sq m

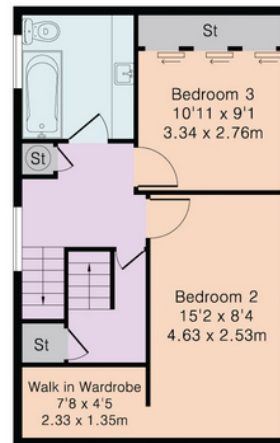
Garage Area 284 sq ft – 26 sq m



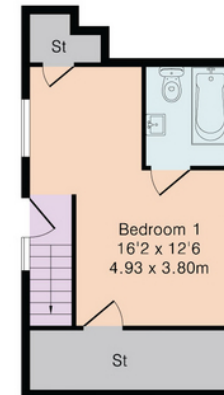
Ground Floor



Garage



First Floor



Second Floor

Thomas Merrifield and their clients give notice that:

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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