



1 Station Cottages Challow, Faringdon, SN7 8NZ

£225,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three-bedroom end-of-terrace property offering approximately 942 sq ft of accommodation, featuring a generous rear garden and available with no onward chain.

The accommodation comprises an entrance hall leading to a spacious open-plan living/dining room with an open fireplace, and a separate kitchen offering ample base and eye-level units, with direct access to the large rear garden

The first floor comprises three double bedrooms, including built-in storage in bedroom two, and a family shower room.

To the rear, a large garden offers excellent potential as an entertaining space, though it is currently in need of some maintenance. Parking is available nearby, although it is not allocated.

Please note: A planning request has been submitted for the field behind and details can be seen on the Vale of White Horse website under ref: P25/V1533/FUL

Some material information to note: Freehold property. Electric 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 all major providers. The government portal generally highlights this as a very low flood risk postcode. 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

- Three double bedrooms
- Open plan living dining room
- EPC Grade - D Council Tax band - C
- Large rear garden
- Kitchen
- Family bathroom
- No onward Chain

The Location

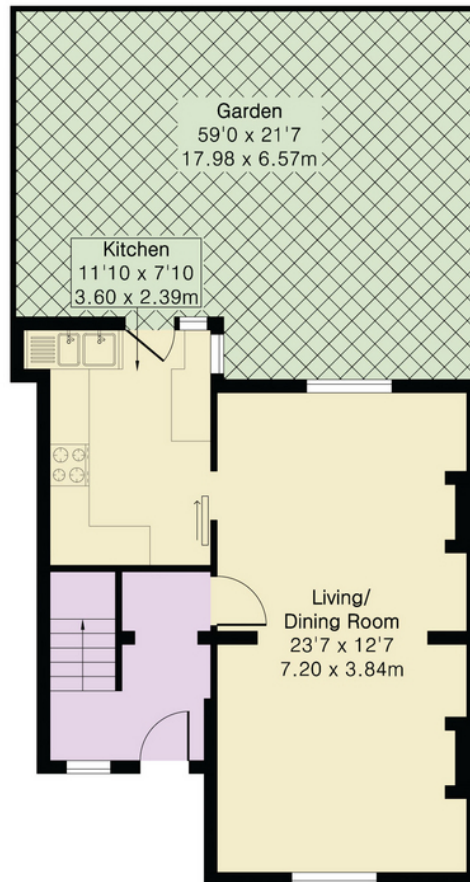
East Challow is situated approximately 1 mile to the west of the historic town of Wantage with easy access by foot or car. East Challow is conveniently located at the foot of the picturesque Oxfordshire countryside with a local park, church, village hall and cricket club. The St Nicholas C of E Primary 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.



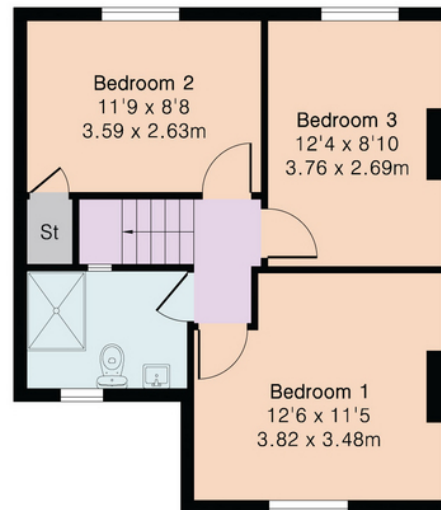
Approximate Gross Internal Area 942 sq ft - 87 sq m

Ground Floor Area 485 sq ft – 45 sq m

First Floor Area 457 sq ft – 42 sq m



Ground Floor



First 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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