



3 Hazel Close, Wantage, OX12 9FY  
£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious three-bedroom family home situated on a small development in the quaint village of East Challow, with ample private gardens and only a short distance from the local town of Wantage.

Arranged over two floors, the versatile accommodation comprises a spacious entrance hall leading to both ground floor rooms and cloakroom. The bright sitting room with triple aspect windows creates a welcoming atmosphere. The open-plan kitchen-dining room offers a great space for entertaining with modern fittings including built in appliances, Silestone worktops, and plenty of storage. There is also a separate study in the garage, perfect for those who work from home.

On the first floor a master suite with a modern en-suite shower room and built in storage, two further double bedrooms and stylish family bathroom.

The property also includes a driveway for two vehicles and converted garage with office space to the rear and storage to the front with power and light. The sunny rear garden is fully enclosed, providing privacy, security and benefits from a side access gate to the driveway.

Estate maintenance charge: £344.50 per annum

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.







## Key Features

- Three bedroom semi detached
- Spacious sitting room
- Kitchen / dining room
- Cloakroom
- Garage part converted into office
- Modern family bathroom
- Three double bedrooms
- Garage with driveway parking
- Sunny rear garden
- Council tax band: D, EPC: 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.

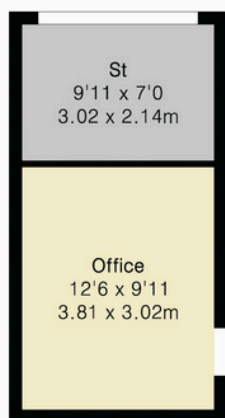


**Approximate Gross Internal Area 982 sq ft - 92 sq m  
(Excluding Outbuilding)**

Ground Floor Area 491 sq ft – 46 sq m

First Floor Area 491 sq ft – 46 sq m

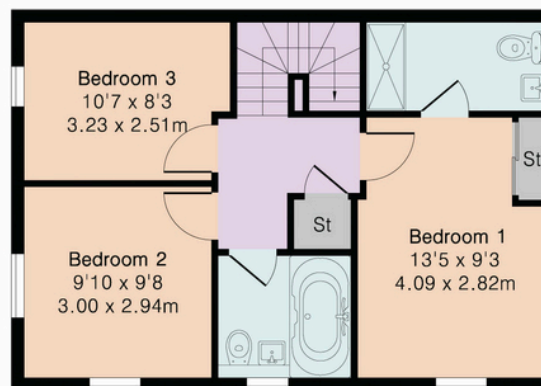
Outbuilding Area 197 sq ft – 18 sq m



Outbuilding



Ground Floor



First Floor



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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