

GREEN & CO





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Description

Offered for sale with no onward chain, this impressive five-bedroom detached family home is situated within a sought-after development by the renowned Bewley Homes, built to their popular Cedar design. Thoughtfully laid out and generously proportioned, the ground floor features an open-plan kitchen and family area, perfect for modern living, with a separate utility room and convenient downstairs cloakroom. The bright and airy lounge enjoys an abundance of natural light and opens onto the rear garden through elegant French doors, creating an ideal space for relaxing or entertaining. Upstairs, the spacious principal bedroom benefits from a private en-suite, while three additional well-proportioned bedrooms are complemented by a versatile fifth room, perfect as a home office or single bedroom. An integral garage and a private driveway provide ample parking, with enclosed rear gardens and pedestrian access on either side, completing this attractive and well-balanced home.

Location

Situated approx. 1 mile to the west of Wantage, on the A417, East Challow is conveniently located for access to the surrounding Oxfordshire countryside. With easy access to Wantage, by car or on foot, village life is well served by the superb facilities at Challow & Childrey Cricket Club. St Nicholas C of E Primary School is at the heart of the local community and King Alfred's School, West Site is within easy walking distance. Public transport links to Wantage are good with a regular bus service to the beautiful market town. Offering a diverse collection of housing stock, ranging from period property to more recently built homes, The Challows offer modern village life in a well-situated location.





what3words

w3w.co/protests.putts.thumbnail.

Tenure

Freehold.

Estate Service Charge

Unknown.

Ofcom

For broadband speeds and mobile coverage visit <https://www.ofcom.org.uk/>, if Rightmove have deleted



this link then please click on our attached PDF brochure and click on the link there.

Utilities

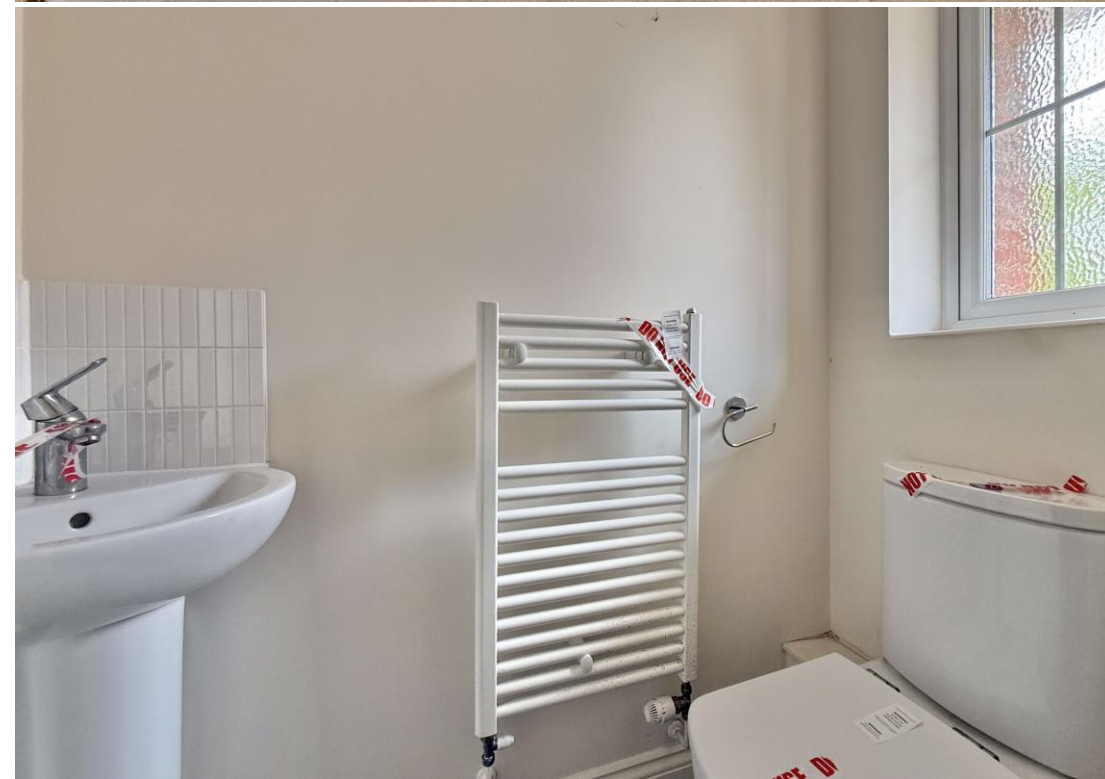
All main services connected.

Heating Type

Gas-fired central heating to radiators.

EER

C.

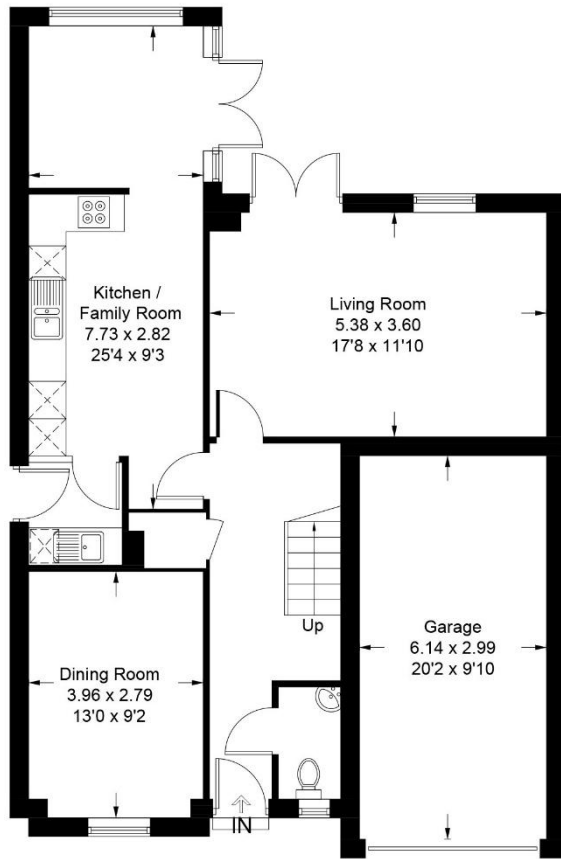




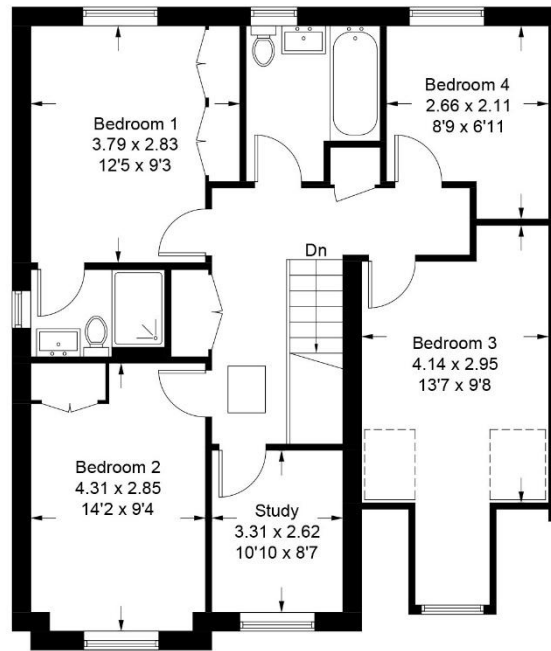
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10 Nalder Green East Challow Wantage, OX12 9WE

Approximate Gross Internal Area = 164.8 sq m / 1774 sq ft
(Including Garage)



Ground Floor



First Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourlabs.co © (ID1211238)

Council Tax Band

F.

Other Material Information

We are offering this property for sale via a corporate client who has no knowledge of its history. We have only made material statements where information is available. Our client has instructed us that the property will remain on the market even when an offer has been accepted, albeit that we have a duty of care to a buyer to inform other viewers that there is a sale proceeding.

33 Market Place, Wantage, Oxon, OX12 8AL

t:01235 763562

e:sales@greenand.co.uk

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.

Energy performance certificate (EPC)

10 Nalder Green East Challow WANTAGE OX12 9WE	Energy rating C	Valid until: 21 July 2035
		Certificate number: 4635-4423-5500-0942-2226

Property type	Detached house
Total floor area	138 square metres

Rules on letting this property

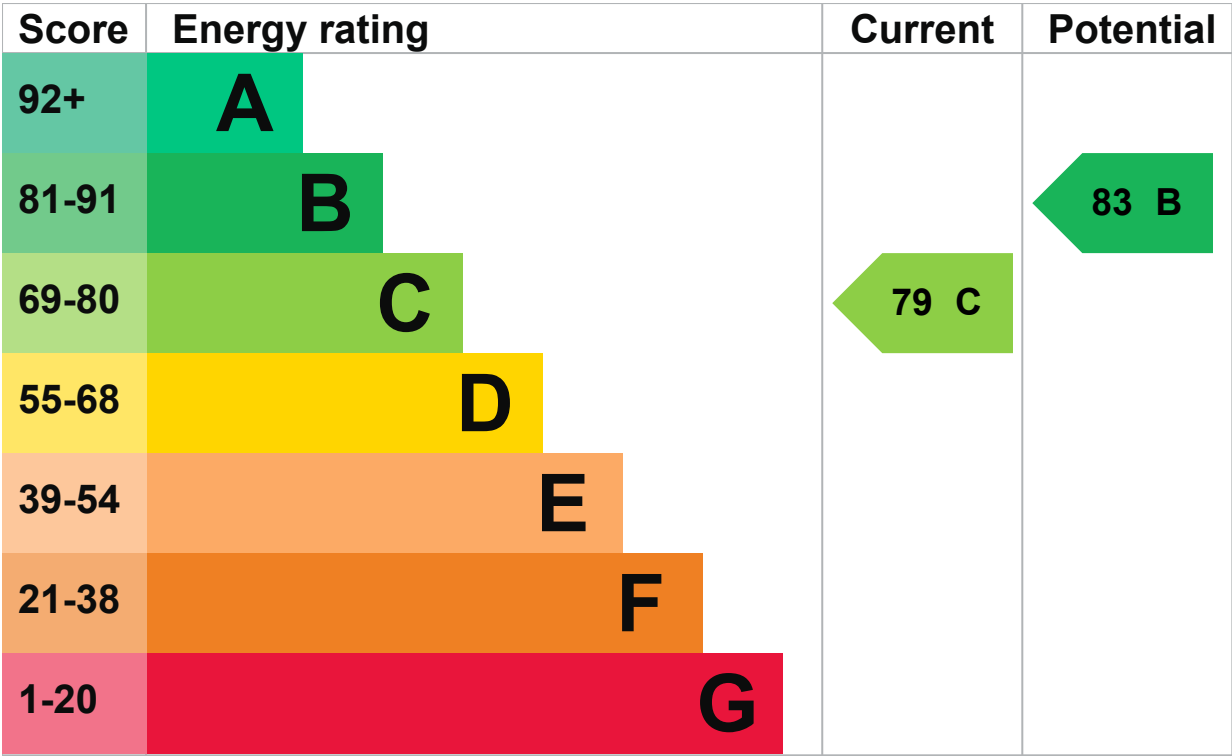
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is C. It has the potential to be B.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 350 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Suspended, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 110 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,075 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,498 kWh per year for heating
- 2,810 kWh per year for hot water

Impact on the environment

This property’s environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.8 tonnes of CO2
This property’s potential production	2.7 tonnes of CO2

You could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
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Typical yearly saving	£250
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Potential rating after completing step 1
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83 B

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Abdulaziz Ali
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Telephone	01495 234 300
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Email	epcquery@vibrantenergymatters.co.uk
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028311
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 July 2025
Date of certificate	22 July 2025
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

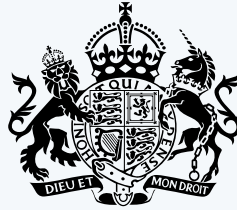
Certificate number	8065-7633-3800-9770-7926 (/energy-certificate/8065-7633-3800-9770-7926)
Expired on	19 July 2025



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)
[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)
[Service performance \(/service-performance\)](#)



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