

GREEN & CO





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Description

Situated on the edge of this popular village, The Former Vicarage is an elegant five-bedroom detached family home set at the heart of a mature plot approaching half an acre and retaining many original features including an open fireplace, quarry-tiled flooring and stripped wooden floors. A welcoming entrance hall leads to a beautifully proportioned sitting room with doors opening to the garden, a further light and airy reception room, a formal dining room, a kitchen, a practical utility room and a cloakroom, all combining to provide generous and versatile living space. Upstairs there are three spacious double bedrooms, two additional single bedrooms, a family bathroom and a separate lavatory. Outside, the wonderfully established gardens feature a variety of fruit trees and richly stocked borders, while a long gravel driveway provides ample parking and leads to a single garage, creating a private and tranquil setting ideal for family life and entertaining.

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/zip.s.steady.exporters.

Tenure

Freehold.

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

Mains electricity, water, and drainage.





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The Former Vicarage, Letcombe Hill, East Challow, Wantage, OX12 9RP

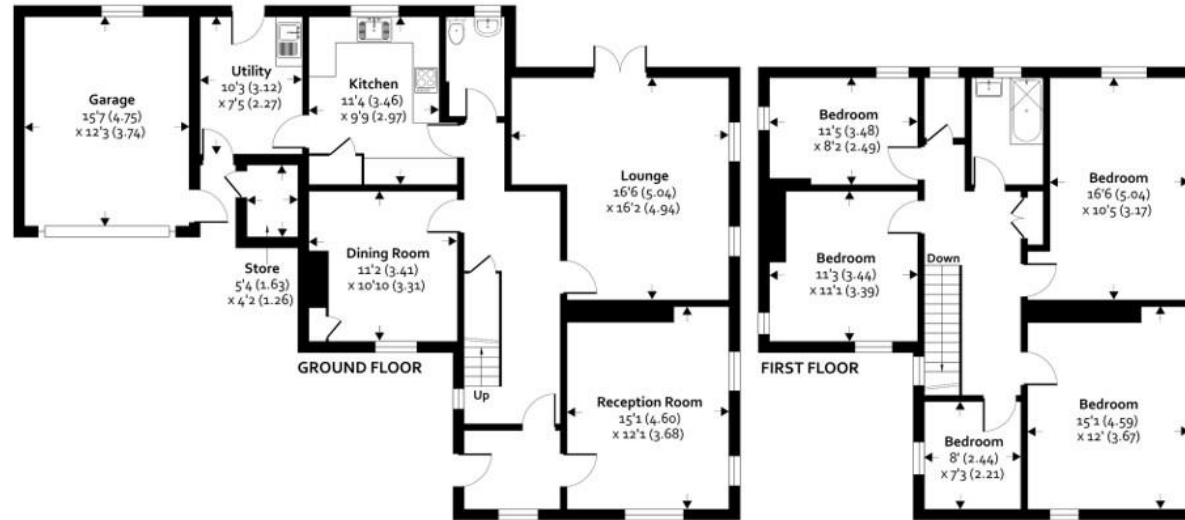
Approximate Area = 1871 sq ft / 173.8 sq m

Garage = 191 sq ft / 17.7 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 2082 sq ft / 193.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Green & Co. REF: 1345062

GREEN®

Heating Type

Oil-fired central heating to radiators.

EER

E.

Council Tax Band

G.

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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.