



7, Goodlake Avenue, East Challow
Wantage, Oxfordshire

7 Goodlake Avenue, East Challow, Wantage, Oxfordshire, OX12 9BF

Guide Price £405,000 Freehold

A spacious and contemporary nearly new, three bedroom semi detached energy efficient house with many attractive features, situated in an elevated location on the edge of this popular village, adjacent to countryside.

- Almost new, energy efficient semi detached home
- Garage and driveway parking for 2/3 vehicles adjacent
- Popular village location near to countryside and a short walk into Wantage
- Good sized private garden
- 3 good sized bedrooms
- En suite to the main bedroom
- Family bathroom
- Ground floor WC
- Kitchen/breakfast room
- Spacious living/dining room



LOCATION

East Challow is situated just 1 mile to the west of Wantage (with footpath access to the town) and the village affords a popular primary school with an established pre school attached, church, village hall and a delightfully placed cricket pitch with club house. Adjacent award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot is situated to the east and benefits main line train station to London (Paddington c.45mins).

DESCRIPTION

A spacious and contemporary nearly new, three bedroom semi detached energy efficient house with many attractive features, situated in an elevated location on the edge of this popular village, adjacent to countryside.

Built in recent years by Messrs Crest Nicholson to their 'Kingham' design ideal for entertaining and/or family life with two dining areas in both the kitchen and living room, this spacious c1423 sq. ft. home is presented in excellent almost new order throughout.

To the ground floor there is a large, and well appointed kitchen/breakfast room with integrated appliances, a cloakroom facility and an inner hallway opening through to a spacious and partly vaulted, light and spacious living/dining room which benefits from four skylights as well as windows and French doors to the garden.

To the first floor, there are three good sized bedrooms, one with an en suite facility and dressing area, and there is also a separate family bathroom.

Outside, the property benefits from a large driveway to the side providing parking comfortably for 2/3 vehicles leading to an adjacent good sized garage. To the rear of the property there is an attractive private garden, mainly laid to lawn, enclosed by walling and fencing

SERVICES

All mains services connected.
Gas central heating.

ESTATE MANAGEMENT

Currently £344.29 per annum
Pinnacle Property Management Ltd

FLOOR AREA

1423.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



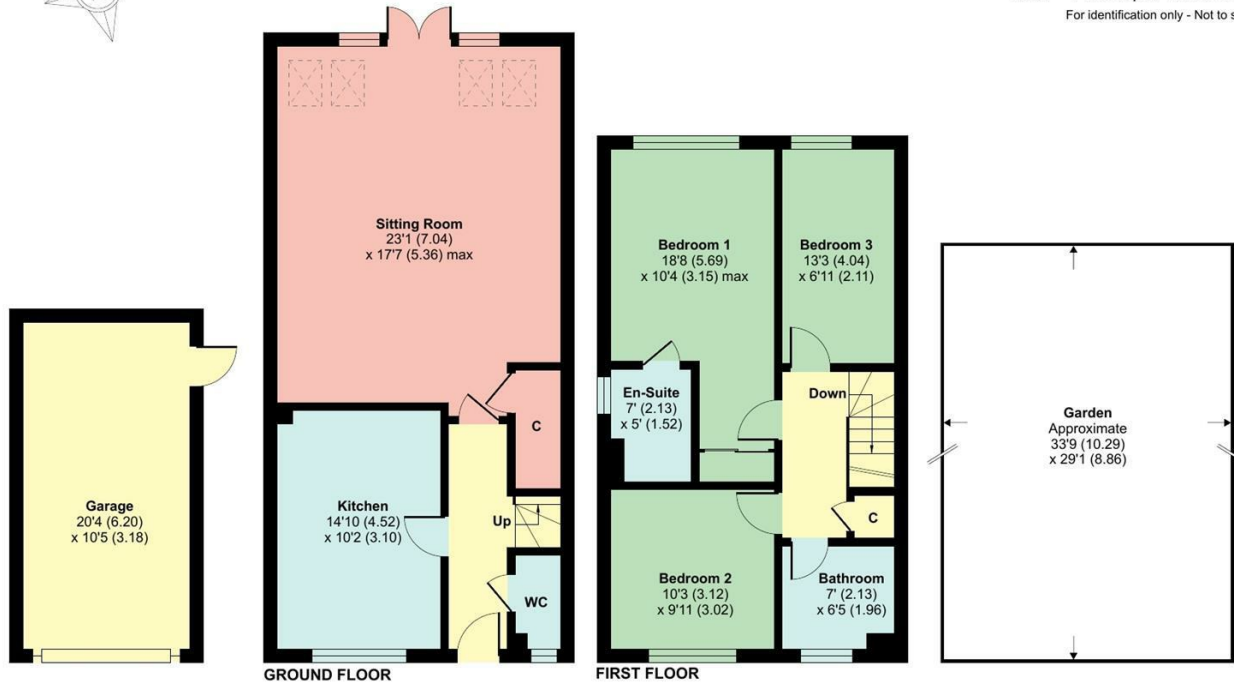
Goodlake Avenue, East Challow, Wantage, OX12

Approximate Area = 1212 sq ft / 112.5 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 1423 sq ft / 132.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 9BF

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1094928

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