



DOUGLAS & SIMMONS

24, Claypit Lane, East Challow

Wantage, Oxfordshire



24 Claypit Lane, East Challow, Wantage, Oxfordshire, OX12 9WF

Guide Price £325,000 Freehold

Nestled in the charming village of East Challow in Wantage, this delightful semi-detached house offers a perfect blend of comfort and style, offered to the market with no onward chain.

• No onward chain with vacant possession • Spacious accommodation • Enclosed low maintenance rear garden • Garage adjacent • Parking in front of the garage • Mains gas central heating • Kitchen with integrated appliances • Ground floor WC and first floor bathroom • 3 bedrooms, one with an en suite • Good sized 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 and British Legion. 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

Nestled in the charming village of East Challow in Wantage, this delightful semi-detached house offers a perfect blend of comfort and style. Offered to the market with no onward chain.

Built in 2014, this property boasts contemporary features and a well-thought-out design. The spacious c.1,048 sq ft of living space (including the garage), provides a comfortable environment for everyday living.

As you step inside, on the ground floor, the property offers an entrance hall, downstairs WC and a kitchen with integrated appliances. There is also a good sized reception room with doors to the low maintenance garden, ideal for relaxing with family or entertaining guests.

With three inviting bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. There is also a modern bathroom and the advantage of an en suite shower room.

Convenience is key with parking in front the the garage, ensuring you never have to worry about finding a spot after a long day. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this property caters to a variety of needs.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of East Challow while still being within easy reach of the amenities in Wantage.

SERVICES

All mains services connected.
EER-C.

FLOOR AREA

1048.00 sq ft

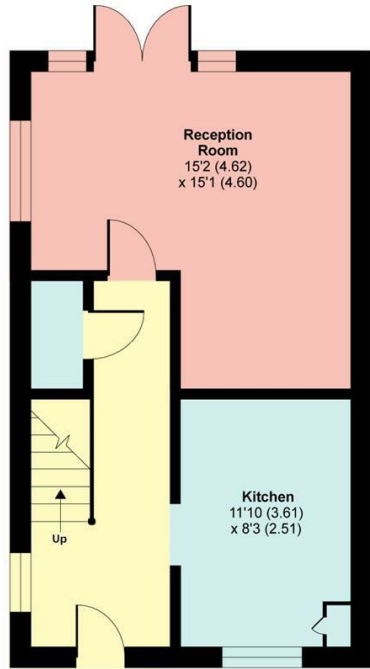
Vale of White Horse District Council

COUNCIL TAX BAND C

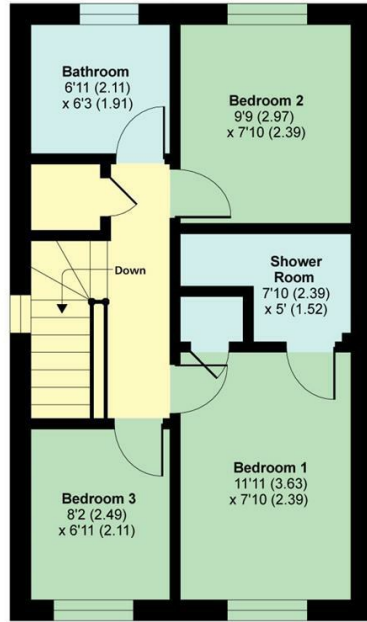


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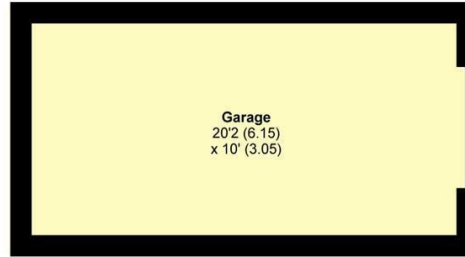
APPROX. GROSS INTERNAL FLOOR AREA 842 SQ FT 78.2 SQ METRES
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 206 SQ FT 19.1 SQ METRES
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1048 SQ FT 97.3 SQ METRES



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(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 9WF

what3words: ///reef.foot.waddle From the direction of Wantage, proceed on the Challow Road passing KA Academy on the left and after a short distance upon reaching the village of East Challow, proceed slowly down the hill and after the village hall take the right hand turning into Claypit lane, where no.24 can be found towards the end of the development as indicated by our D&S For Sale board.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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- All measurements are approximate. **P1686 GRD/RD 05.2024**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
 Douglas and Simmons



25 Market Place
 Wantage
 Oxfordshire
 OX12 8AE
 Tel: 01235 766222
 email: sales@douglasandsimmons.co.uk
 www.douglasandsimmons.co.uk



26 Market Place
 Wantage
 Oxfordshire
 OX12 8AE
 Tel: 01235 766222
 email: lettings@douglasandsimmons.co.uk
 www.douglasandsimmons.co.uk



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