



DOUGLAS & SIMMONS



7, Hamilton Drive, East Challow

Wantage, Oxfordshire

7 Hamilton Drive, East Challow, Wantage, Oxfordshire, OX12 9JX

Guide Price £325,000 Freehold

This three year old, but presented in almost new condition, two bedroom semi detached property has many unique features, built to a high specification to the 'Richardson' design by NHBC approved developers Mactaggart & Mickel (est. 1925). Situated in this select close of only 35 privately owned homes.

- A generous c.893 sq ft property offered in superb order throughout
- Lifestyle garden pod/gym/office/studio
- Driveway parking for two vehicles adjacent
- Energy efficient home rated B
- Fabulous open plan living space
- Ground floor WC
- 2 double bedrooms
- Gas central heating
- Well planned select and spacious development with green open space
- Countryside walks on the doorstep with Wantage just a short walk away.



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

This three year old, but presented in almost new condition, two bedroom semi detached property has many unique features, built to a high specification to the 'Richardson' design by NHBC approved developers Mactaggart & Mickel (est. 1925). Situated in this select close of only 35 privately owned homes.

Enjoying a convenient edge of village position just a short distance into the further amenities of Wantage, the properties in this select no through road, have been generously laid out in their design between one another, with lots of open space and glimpses of the open countryside surrounding.

This spacious, light and airy energy efficient home is offered in immaculate order with the accommodation to the ground floor comprising of; a well appointed open plan kitchen/dining/living space, with a very social built in breakfast bar/island and a comprehensively fitted kitchen with integrated AEG appliances. The ground floor is further complimented by a WC and a spacious entrance hall.

Rising to the first floor, there are two good sized double bedrooms and a well fitted family bathroom with an overhead shower to the bath.

Outside, you can find a generously sized west facing rear garden which is enclosed by fencing and mature hedging, which enjoys a private outlook and useful side access. There is also a fabulous lifestyle garden pod which could be utilised for a number of purposes, including a home office/gym or studio.

A further notable feature externally is the driveway adjacent to the property providing parking for comfortably two vehicles.

For peace of mind, the property has a good few years of the NHBC build guarantee remaining.

SERVICES

Mains gas, electricity, drainage and water connected.

NB. There is a small estate management fee of £167.28 every 6 months through First Port Management and the property is Freehold. EER-B.

FLOOR AREA

893.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND C





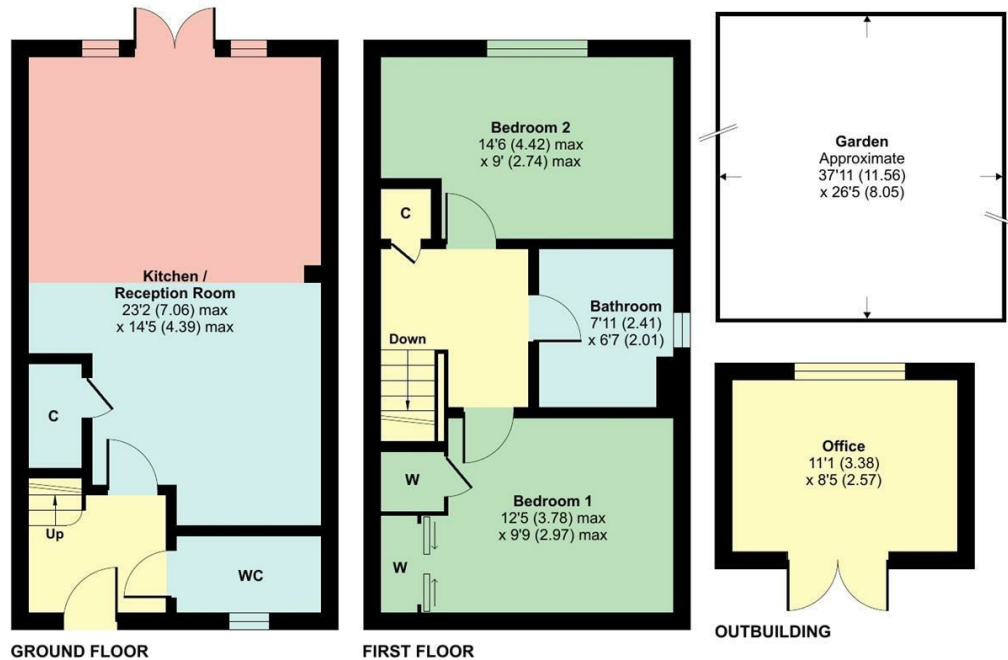
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Approximate Area = 798 sq ft / 74.1 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 893 sq ft / 82.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Douglas and Simmons Ltd. REF: 1070665

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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(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 9JX

what3words:///reconnect.churn.barstool SatNav to OX12 9JX as indicated by our D&S For Sale board.

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**



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