



# Meadow View

West Challow, Wantage, Oxfordshire OX12 9TL



**DOUGLAS & SIMMONS**



*An exciting opportunity to acquire this mature four bedroom detached property enjoying an extremely large, private and mature plot of just under half an acre, in this quiet village on the edge of the downs.*

- Delightful large and mature plot of just under half an acre
- Excellent potential to extend and/or improve
- Double garage and parking for a number of vehicles
- No onward chain
- Downland village location
- 4 bedrooms, master bedroom with refitted en suite and dressing room
- 3 Reception rooms
- Kitchen, utility and cloakroom
- Large landing and hall
- Rare to the market

## LOCATION

West Challow is an attractive downland village which together with the sister village of East Challow lie to the west of Wantage in the heart of the Vale of White Horse. The village benefits from a number of period properties, village hall and church. West Challow is well placed for access to Oxford, Swindon, Wantage, Faringdon and Didcot, with easy access via the main arterial route of the A420 to the M4 and the A34 to M40. Regular fast trains serving Paddington can be found both at Didcot and Swindon. In addition a regular bus service runs from Wantage to Oxford. Wantage is an attractive market town renowned for its association with King Alfred the Great whilst being situated at the foot of the ancient Ridgeway trail and Lambourn Downs, offering a comprehensive range of amenities, including shopping, leisure, health, banks, Post Office and recreational facilities, as well as a library, museum, various coffee shops, 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 Abingdon and Oxford schools.









## THE PROPERTY

An exciting opportunity to acquire this mature four bedroom detached property built in a neo-Georgian style with generous proportions, enjoying an extremely large and private plot of just under half an acre, in this quiet downland village setting. The accommodation currently provides a good sized entrance hall with cloaks cupboard and a cloakroom, a large sitting room with an open fireplace and a bay window to the side, separate dining room also with a bay window to the front elevation and a garden room to the rear, as well as a kitchen and a utility which has internal access to a double garage. To the first floor there are four generous double bedrooms and a galleried landing; the master bedroom benefits from both an en suite facility and a dressing room. A family bathroom completes the accommodation. A particular attraction of this property are the delightful, mature gardens just under half an acre.

Offered to the market with the attraction of no ongoing chain also the property provides excellent, untapped potential to extend and/or improve. Energy efficiency rating D.

## SERVICES

Mains drainage, water, electricity connected. Oil fired central heating to radiators.

Vale of White Horse District Council  
Council Tax Band G









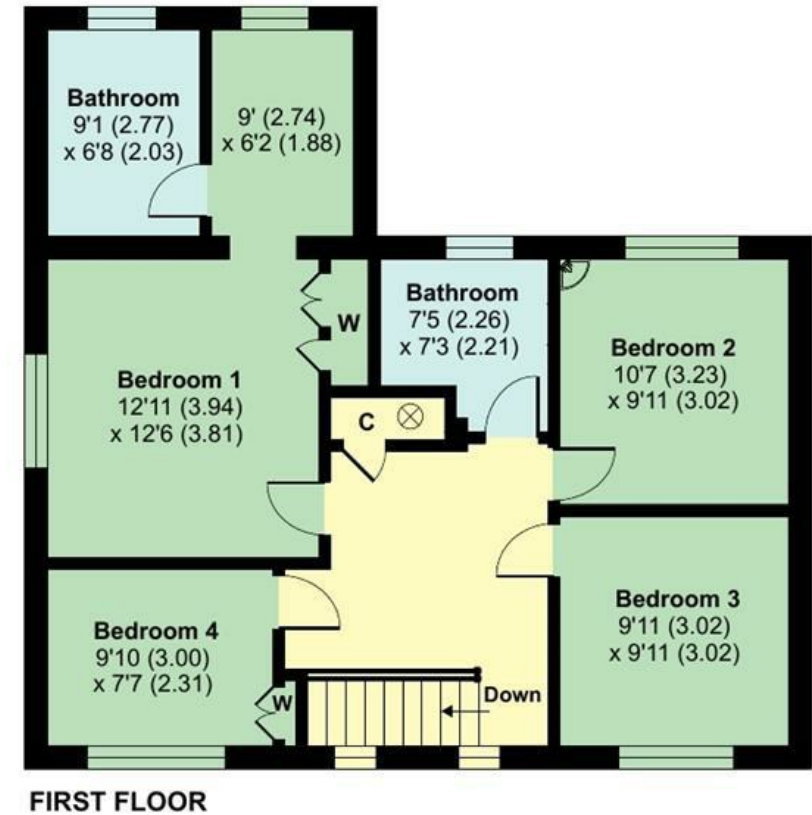
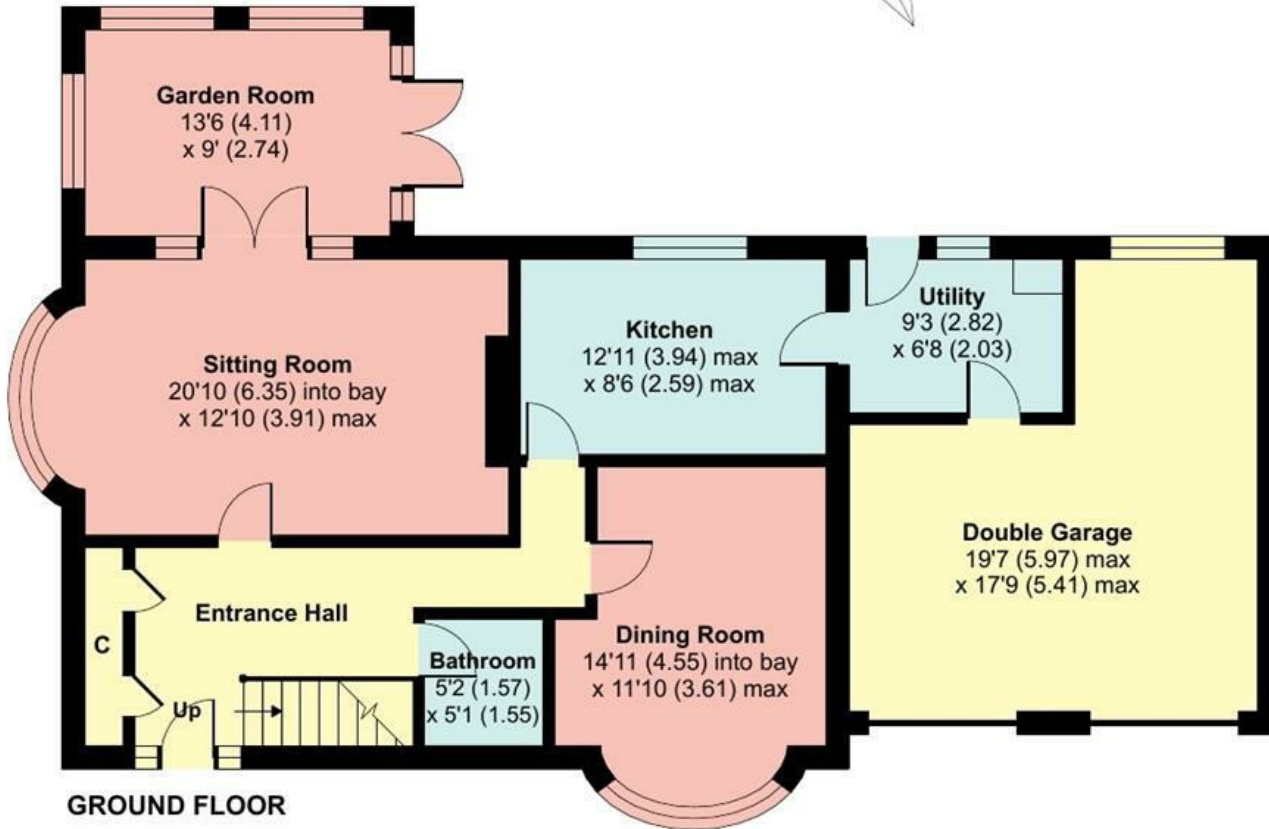




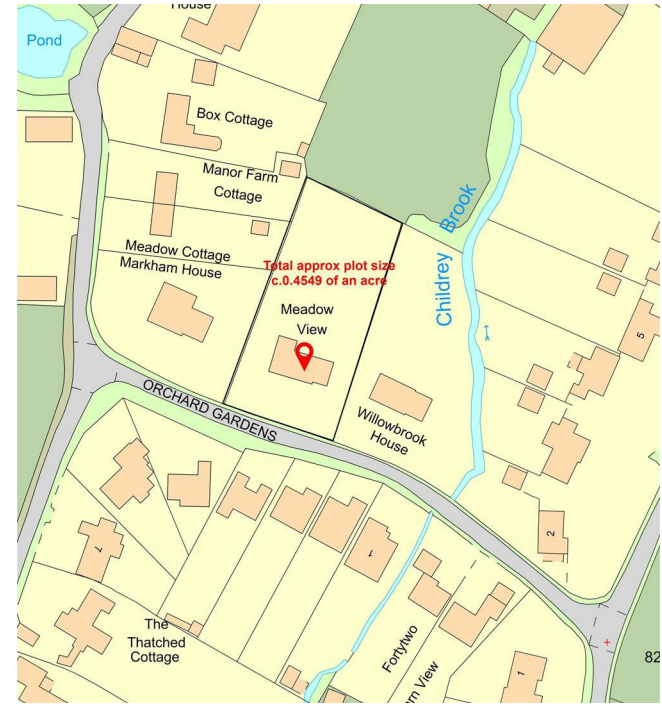
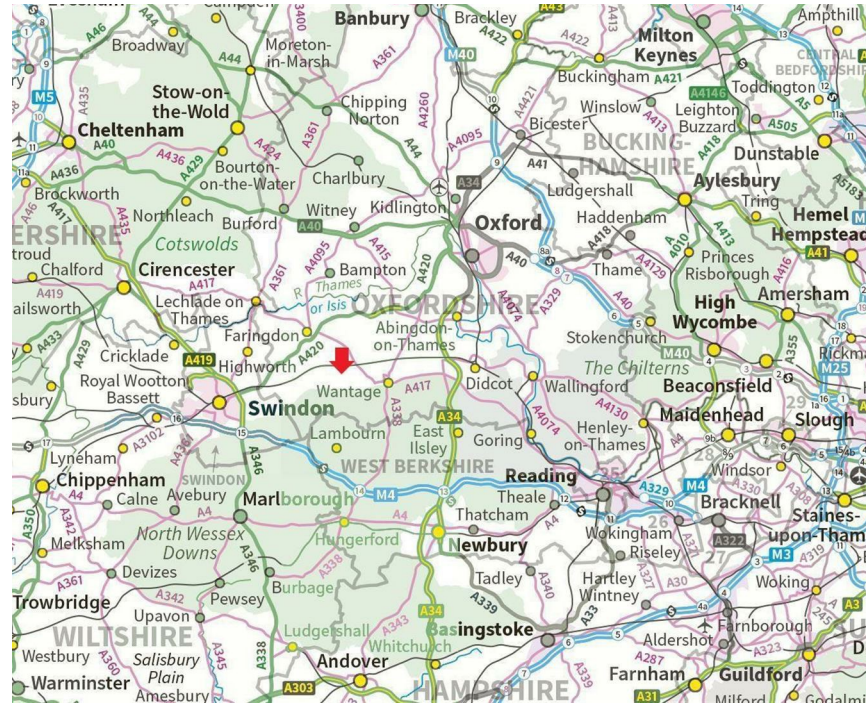
# Orchard Gardens, West Challow, Wantage, OX12 9TL

Approximate Area = 2045 sq ft / 189.9 sq m (includes garage)

For identification only - Not to scale







## CONTACT

Graham Douglas Partner MNAEA  
 T. 01235 766222  
 T. 01235 773794 DD  
 M. 07767 358080  
 E. sales@douglasandsimmons.co.uk  
 E. graham@douglasandsimmons.co.uk

## VIEWINGS

Viewings strictly by prior appointment with the sole selling agents Douglas and Simmons.



## DIRECTIONS to OX12 9TL

What3words:/// flaunting.cultivation.square  
 Leave Wantage Market Place via Newbury Street and at the set of traffic lights turn right into Portway on the B4507. Continue along this road for approximately 3 miles taking the right hand turning signposted West Challow on the brow of the hill. Follow the road down the hill into the village and take the second turning on the left into Orchard Gardens where the property will be found set back on the right after a short distance as identified by our D&S For Sale board.

25 Market Place Wantage  
 Oxfordshire OX12 8AE  
 Tel: 01235 766222

sales@douglasandsimmons.co.uk  
 www.douglasandsimmons.co.uk



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. 3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. All measurements are approximate. 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.