



DOUGLAS & SIMMONS

3, Orchard Gardens, West Challow  
Wantage,

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

## Guide Price £595,000 Freehold

Welcome to Orchard Gardens, a wonderful property located in the serene small village of West Challow, Wantage. This spacious detached family home is a rare find, being on the market for the first time since 1979.

- Delightful village location • First time to the market since 1979 • Large plot and westerly facing garden c.120 x 40 • No onward chain • Front gardens • Sitting room with open fire • Dining room • Kitchen, utility and downstairs WC • 4 Bedrooms • Driveway parking and single garage



### 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.

## DESCRIPTION

Welcome to Orchard Gardens, a wonderful property located in the serene small village of West Challow, Wantage. This spacious detached family home is a rare find, being on the market for the first time since 1979.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there is ample space for the whole family to unwind and make lasting memories.

The property boasts a delightful sitting room complete with an open fireplace, ideal for those cosy evenings in. Additionally, there is a dining room, kitchen, utility room, and a convenient ground floor WC, providing all the essential amenities for modern family living.

Outside, the front gardens 40' x 30' offer an attractive frontage while the driveway and parking area ensure convenience for you and your guests. The property also features a large garage 16'3 x 15'7 plus 10' x 9'1, providing secure parking or extra storage space.

The real gem of this property is the expansive c.120' x 40' rear garden, offering endless possibilities for outdoor enjoyment and relaxation. With no onward chain, the potential to extend in its generous plot, and the picturesque surroundings at the foot of the downs, this property truly presents a unique opportunity for a discerning buyer.

Don't miss out on the chance to make this house your home and create a lifetime of memories in this idyllic setting. Contact us today to arrange a viewing and experience the magic of West Challow for yourself.

### SERVICES

All mains services connected except gas.  
Oil fired central heating to radiators. (to be confirmed)  
EER-E

## FLOOR AREA

1869.00 sq ft

Vale of White Horse District Council

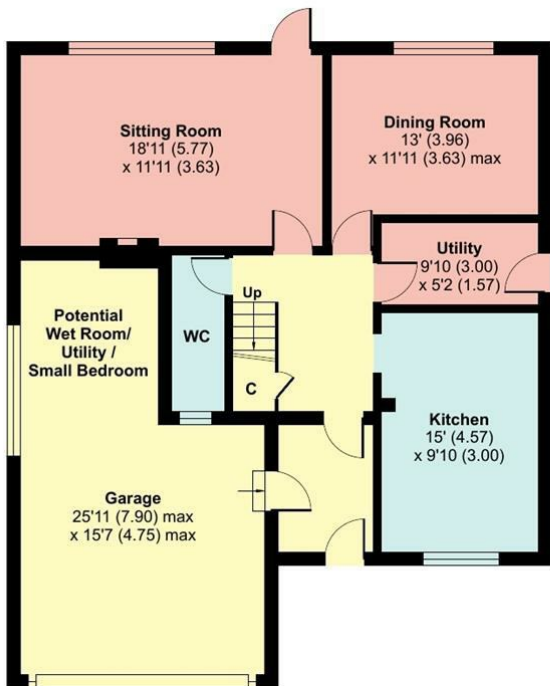
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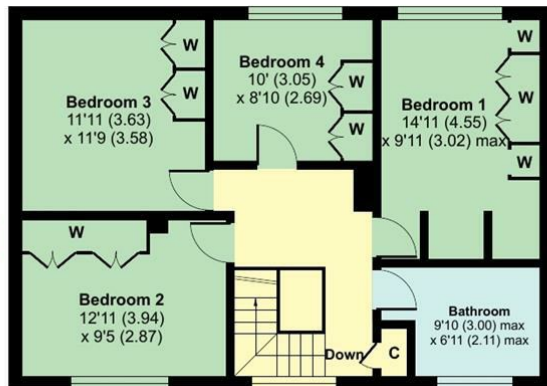
# Orchard Gardens, West Challow, Wantage, OX12

Approximate Area = 1498 sq ft / 139.1 sq m  
 Garage = 330 sq ft / 30.6 sq m  
 Outbuilding = 41 sq ft / 3.8 sq m  
 Total = 1869 sq ft / 173.6 sq m

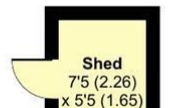
For identification only - Not to scale



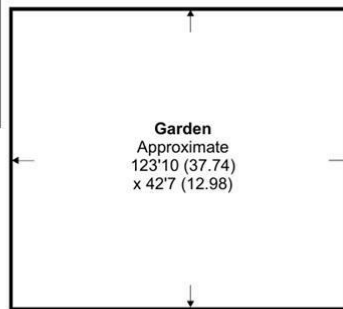
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX12 9TL

What3words:///linguists.issues.page As identified 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

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

- 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.
- 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.
- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD/rd Orchard Gardens Sept 24**

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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