



DOUGLAS & SIMMONS

13, West Street, Childrey  
Wantage, Oxfordshire

13 West Street, Childrey, Wantage, Oxfordshire, OX12 9UH

Guide Price £335,000 Freehold

A unique opportunity to acquire this character full and mature semi detached village house situated in the Sought after village of Childrey in need of modernising and finishing off works.

- End of chain • Large rear garden c. 70' x 60' • Three 1st floor bedrooms • New air source heat pump • Potential to extend STPP • Close to Wantage



## LOCATION

Childrey is an idyllic downland village tucked away in the arresting Vale of the White Horse, a location that offers all the benefits of rural life whilst placing Oxford, Swindon and London within easy reach. From this rural retreat, it is easy to forget that London is little more than an hour away. From here you can explore a landscape rich in natural historical appeal, walk, cycle or ride on the Ridgeway trail, or simply unwind in the award-winning inn, 'The Star', in the adjacent village of Sparsholt. The market town of Wantage c.3.5 miles has a comprehensive range of shopping, health, leisure and recreational facilities, including Waitrose, Sainsburys and regular farmers' markets in the bustling square. Visit the welcoming coffee shops and local artisans, the art gallery and museum: there is something for everyone. The area has local schools for all ages and offers transport links to the excellent Abingdon and Oxford schools too. Childrey has an artisan village shop and cafe selling everyday items as well as organic produce, a well-regarded primary school and a country feed and craft store. More information can be found on the village website [www.childrey.org](http://www.childrey.org). Education with the locality also includes St Hughs at Carswell, Pinewood in Bourton, Ferndale, Radley College, Abingdon School, St Helen & St Katharine, Cokethorpe, Marlborough College and St Edward's. In addition to the village primary school there are also secondary schools in the adjacent market towns of Wantage, Faringdon and Didcot.

## DESCRIPTION

A unique opportunity to acquire this character full and mature semi detached village house situated in the sought after village of Childrey. Offered for sale with the benefit of no ongoing chain with incredibly large gardens to the front circa. 103' x 35', set back from the road with the unique benefit, giving direct access onto West Street and the possibility of creating a private drive and garden parking area area subject to Highways Permission, and rear garden circa. 70' x 60'. The large south facing rear garden benefits from a southerly facing aspect backing onto open countryside with delightful views. There is also a further private front garden c.38' x 22'. Adjacent to the house with the large front garden being dissected by a communal footpath.

Major features of note include the recent installation of an air source heat pump central heating system. Finishing off works are required from recent unfinished renovation also benefiting from super potential to extend or indeed convert the loft subject to the usual planning permission. Accommodation comprises of a sitting room with log burner without flue (not connected), seperate dining room, kitchen and utility, downstairs WC plus a storage outbuilding, three good size first floor bedrooms and a family bathroom. The property has some character features from the period it was built from including exposed floorboards, fireplaces and original doors.

Enjoying an attractive position set back from the lane in a small crescent of houses backing onto farm land at the rear.

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### FLOOR AREA

1075.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





## West Street, Childrey, OX12 9UH

Approximate Area = 1027 sq ft / 95.4 sq m

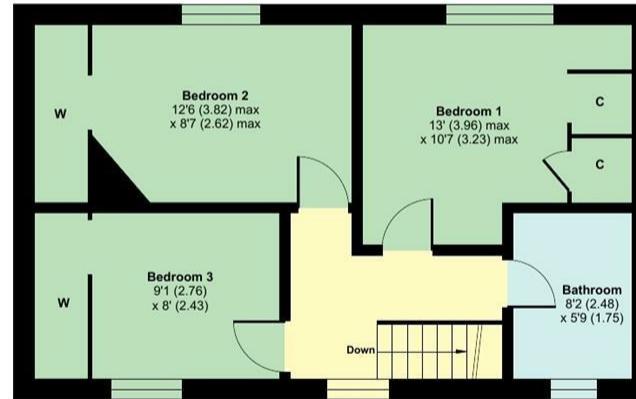
Outbuilding = 48 sq ft / 4.4 sq m

Total = 1075 sq ft / 99.8 sq m

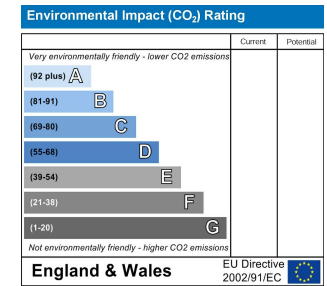
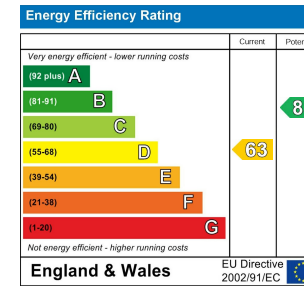
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



### DIRECTIONS TO OX12 9UH

what3words:///soggy.cheetahs.beauty

### Other Material Information:

- Ofcom checker indicates EE, Three, and O2 has variable outdoor availability, the checker indicates Vodafone has good availability outdoor
- Ofcom checker indicates Standard and Superfast broadband is available at this property
- Government Portal shows this area as low flood risk
- We are unaware of any planning permissions that could negative affect the property.

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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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. **GRD/IA West Street - 11/2025**

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](mailto:sales@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)



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