



1 St. Nicholas Place, East Challow, OX12 9SP

Offers In Excess Of £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming and characterful two bedroom end-of-terrace cottage with off-street parking, ideally positioned overlooking a pretty green in the sought-after village of East Challow, just a short drive from Wantage town centre and local amenities.

This delightful cottage offers a welcoming interior, beginning with a cosy living room featuring wooden flooring and a characterful fireplace. The spacious dining room, perfect for entertaining, includes a wood-burning stove and a useful built-in storage cupboard. The kitchen offers a range of storage units and benefits from French doors opening onto the rear garden, creating a lovely indoor-outdoor flow.

Upstairs on the first floor, you'll find a generous double bedroom, a second bedroom and family bathroom. To the second floor is a loft room with a spacious and modern bathroom, including a shower over the bath.

Outside, the garden wraps around the side and rear of the property and is mainly laid to lawn, complemented by a patio area and mature shrub borders. Double gates open onto a block-paved driveway offering off-street parking for one vehicle, with additional on-street parking available nearby.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property.

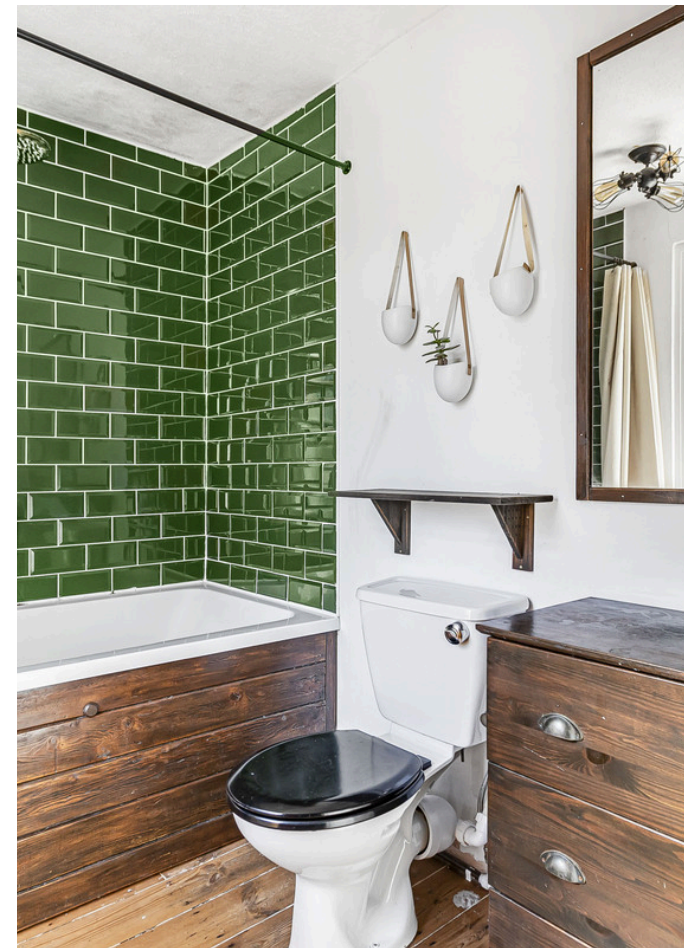


Key Features

- Two bedroom end of terrace
- Character property
- Living room with fireplace
- Dining room with wood burner
- Two Bathrooms
- Kitchen
- Loft room
- Driveway parking
- Side and rear garden
- Council tax band: C, EPC: D

The Location

East Challow is situated approximately 1 mile to the west of the historic town of Wantage with easy access by foot or car. East Challow is conveniently located at the foot of the picturesque Oxfordshire countryside with a local park, church, village hall and cricket club. The St Nicholas C of E Primary School is at the heart of the local community with King Alfred's School West Site within easy walking distance. Wantage itself provides a wide range of facilities including supermarkets, independent shops, cafes, public houses, restaurants, leisure facilities and regular farmers market. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south Didcot c. 11 miles offers a fast service to London Paddington c. 40 minutes.



Approximate Gross Internal Area 976 sq ft - 91 sq m

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 320 sq ft – 30 sq m

Second Floor Area 222 sq ft – 21 sq m



Ground Floor

First Floor

Second Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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