GREEN & CO

£285,000 2 Stowhill, Childrey, Wantage, Oxfordshire, OX12 9XQ, UK

Freehold

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£285,000 Stowhill, Childrey

Council Tax Band C

Nestled along a quiet and picturesque lane in the heart of the highly sought-after village of Childrey, this charming two-bedroom cottage offers an exciting opportunity to acquire a characterful home in one of the area's most desirable rural settings. Available with the significant advantage of no onward chain, the property combines the warmth and appeal of a traditional village cottage with the comfort and convenience of modern living. The accommodation comprises a welcoming living room full of character, complemented by a generous kitchen/dining room. Upstairs are two well-proportioned bedrooms and a bathroom with both a bath and a shower. Throughout the cottage, attractive period features create a sense of charm and individuality, beautifully juxtaposed with modern double-glazed windows that enhance comfort and energy efficiency while respecting the character of the home. Outside, the property benefits from a traditional former wash house, providing useful storage and adding further appeal and heritage to the setting. Across the lane is a valuable additional parcel of land comprising a garden area and ample off-road parking, a particularly desirable feature rarely found with cottages of this nature.

what3words. w3w.co/invested.celebrate.lower.

Utilities. All mains services are connected, with the exception of gas.

Heating Type. LPG-fired heating to radiators.

Location. Set approximately 2.5 miles west of Wantage, Childrey is a quintessential English village and is well served to enhance rural life with its own village store, occasional tea rooms, churches, village green, village hall, and duck pond. Featuring a wide stock of housing from period cottages to substantial modern homes, the village has its own primary school and enjoys a range of clubs and societies. More

Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk

comprehensive information for residents can be found on the village website at http://www.childrey.org.uk/Site/. Nestling in beautiful countryside with easy access for both ramblers and cyclists alike, more comprehensive facilities can be found in nearby Wantage. With all of the local facilities on offer, one can see why Childrey is firmly established as one of Oxfordshire's finest village locations.

Other Material Information. Numbers 1 and 3 have access rights over the land to the rear of the property, which is owned by number 2.

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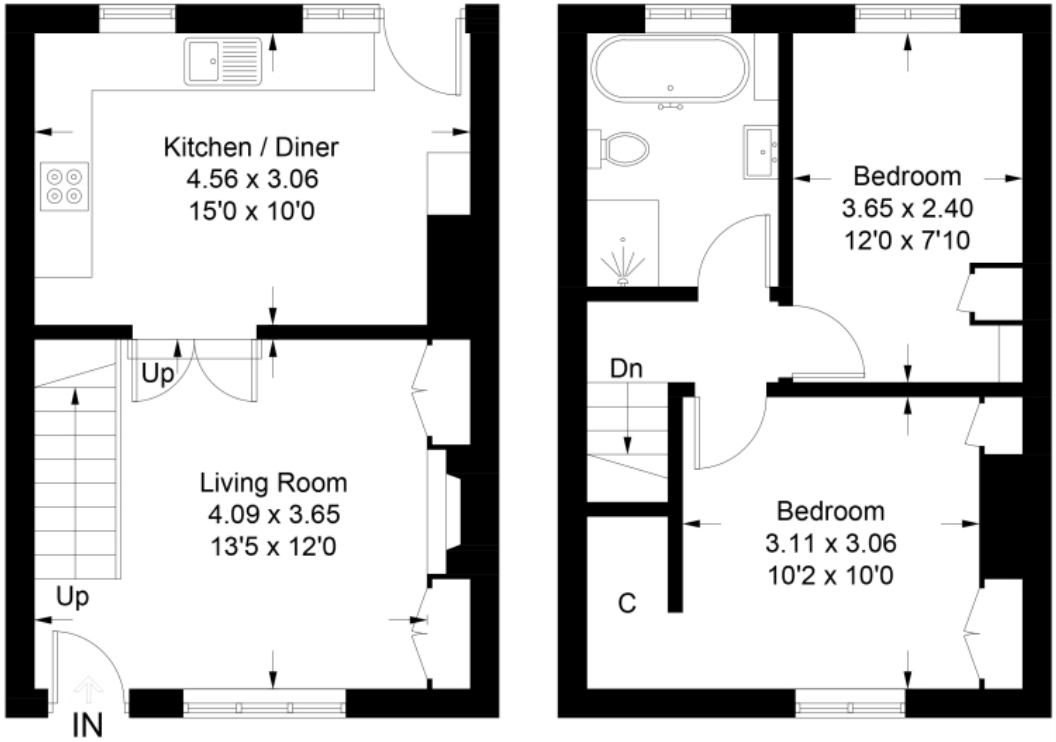
Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



Ground Floor **First Floor**

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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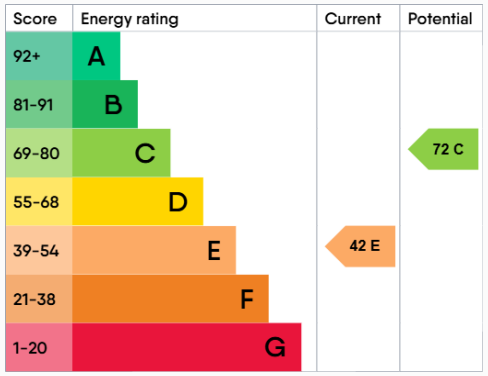

Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

SDLT. For Stamp Duty Land Tax calculations, visit https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Flood Risk. To check the long-term flood risk for this property, visit https://www.gov.uk/check-long-term-flood-risk.

Planning. To see any planning applications that may affect this property, visit https://www.gov.uk/search-register-planning-decisions.

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