

GREEN &
CO



£230,000 3 High Street, Childrey, Wantage, Oxfordshire, OX12 9UE, UK

Freehold

£230,000 High Street, Childrey

Council Tax Band B

Brimming with character, this charming period cottage enjoys a delightful position at the heart of the much sought-after village of Childrey. Much improved by the current owners and offered for sale with no onward chain, it presents an appealing opportunity to acquire a characterful home in a desirable village setting. The accommodation includes an open-plan kitchen/living/dining room, a generously sized main bedroom, a study or small second bedroom offering flexibility as a cot room or for home working, and a bathroom. Outside storage provides useful additional space, with on-street parking available. Combining period charm with the benefit of the owners' improvements, this inviting cottage deserves a closer look. Viewing is highly recommended.

what3words. w3w.co/snowballs.inches.warp.

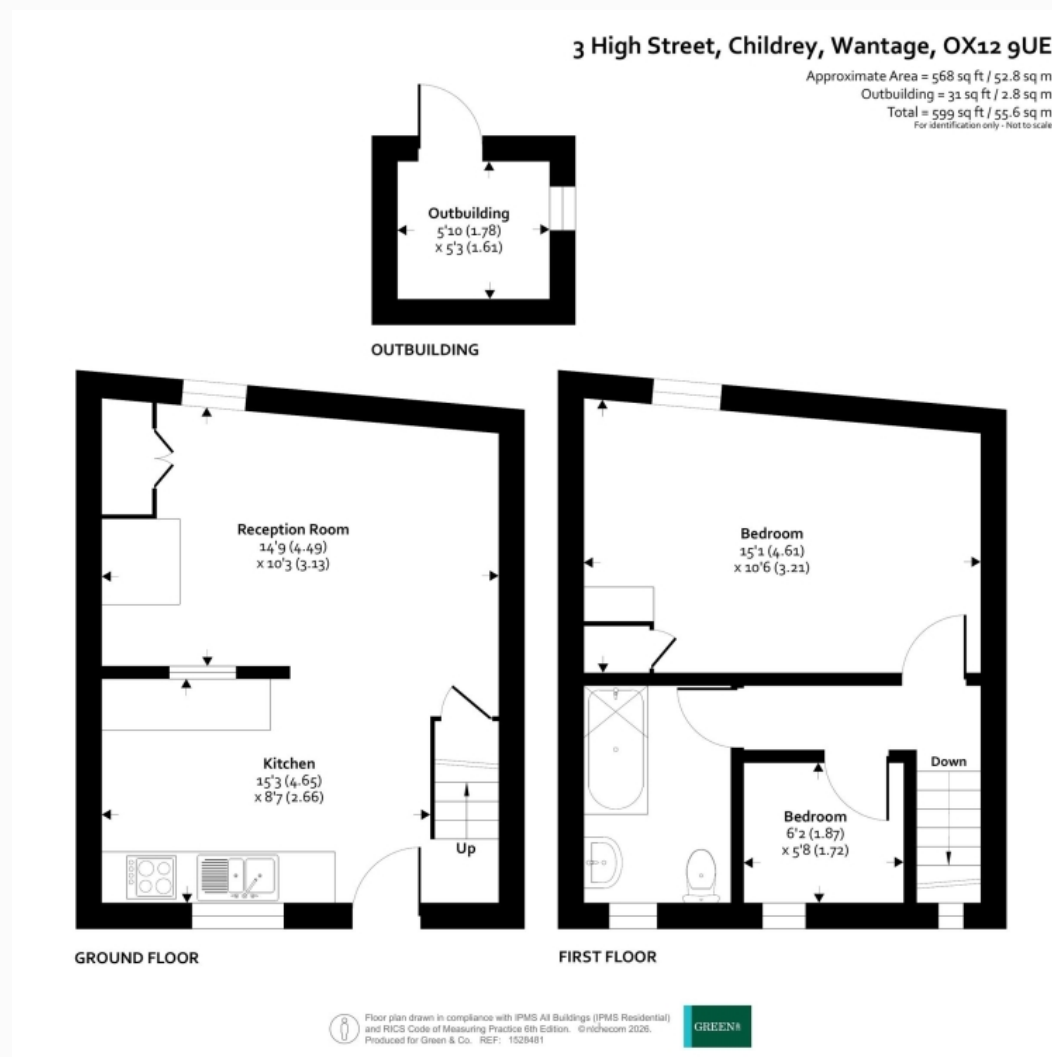
Utilities. All main services are connected with the exception of gas.

Heating Type. Electrical 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 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.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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>.

GREEN & CO



Harry Goodman
01235 773 404



James Goodman
01235 773 401



Lizzy Bissessar
01235 773 405

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