

GREEN &
CO



£275,000 11 Stowhill, Childrey, Wantage, Oxfordshire, OX12 9XQ, UK

Freehold



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£275,000 Stowhill, Childrey

Council Tax Band B

Charming period cottage situated on the edge of a highly desirable village, enjoying picturesque views over the surrounding farmland. Offered for sale for the first time in many years, this characterful property features a cosy sitting room with an open fireplace, a country-style kitchen/dining room, a central hallway, and a ground-floor bathroom. Upstairs, the property offers a good-sized double bedroom and a small single bedroom or study, complete with French doors leading to a balcony. This delightful outdoor space provides a perfect seating area with far-reaching views. Outside, the property benefits from a tiered garden, including a large, shingled courtyard and raised lawned areas. While this does not include designated parking, on-street parking is available nearby. The property is offered to the market with no onward chain.

what3words.

w3w.co/revised.misted.wand.

Utilities.

Connected to all main services except gas.

Heating Type.

Electric panel heaters throughout.

Location.



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



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.

Other Material Information.

Spray-foam loft insulation is present throughout alongside a mix of UPVC double-glazed, timber-framed, and metal-framed windows.

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Approximate Area = 590 sq ft / 54.8 sq m
 Outbuilding = 15 sq ft / 1.3 sq m
 Total = 605 sq ft / 56.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Green & Co. REF: 1425372



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	26 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>.

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