



6 The Park East Challow, Wantage, OX12 9SH

£370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three-bedroom semi-detached home overlooking a charming green, located in the highly sought-after village of East Challow. Offered to the market with no onward chain.

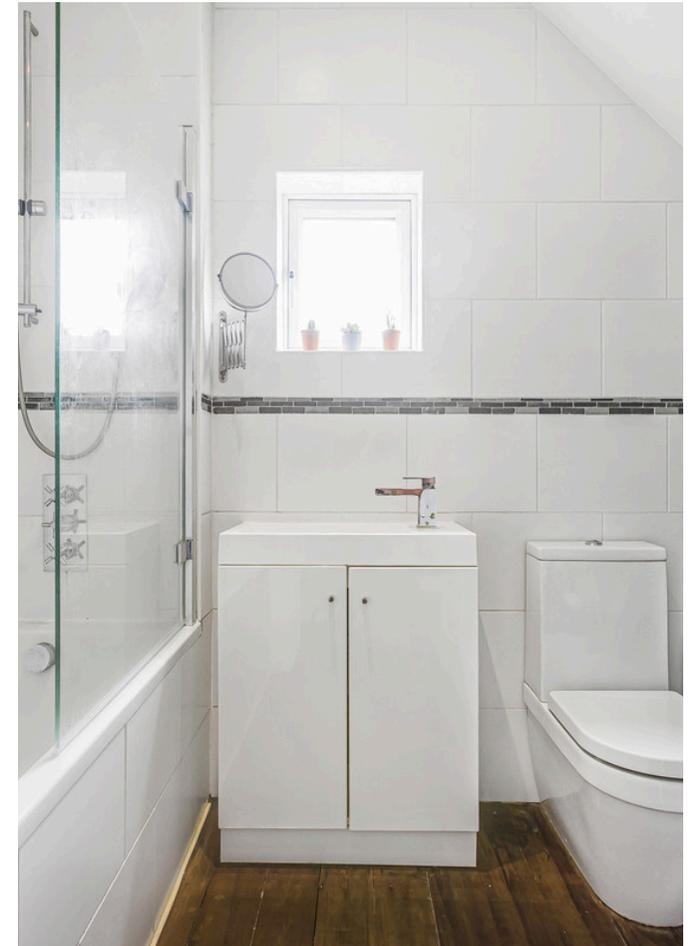
The accommodation comprises a welcoming entrance hall, a light and airy dining room featuring a working fireplace, and a comfortable living room with an electric fire and French doors opening onto the garden. The superbly appointed kitchen offers a range of wall and base units and is fitted with an integrated oven, hob and extractor, dishwasher, fridge/freezer, and double sink. From the kitchen there is access to a useful utility area, a cloakroom, and a door leading to the rear garden. The ground floor benefits from laminate flooring throughout.

To the first floor are three generous bedrooms and a family bathroom fitted with a shower over the bath.

Outside, the private south-facing garden wraps around two sides of the property and is predominantly laid to lawn, with a generous rear patio terrace and a large shed. Further benefits include a new boiler, and new flooring and windows to the first floor.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Dedicated village residents parking area nearby. 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.



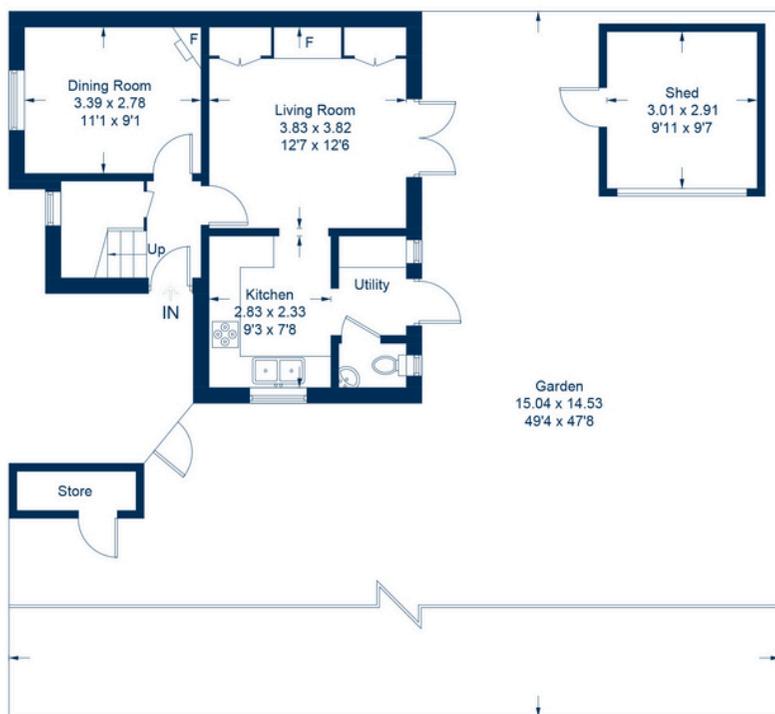
Key Features

- Three bedroom semi detached
- No onward chain
- Village location
- Kitchen with integrated appliances
- Utility area
- Cloakroom
- Sitting room
- Separate dining room
- South facing rear garden
- Council tax band: C, EPC rating D

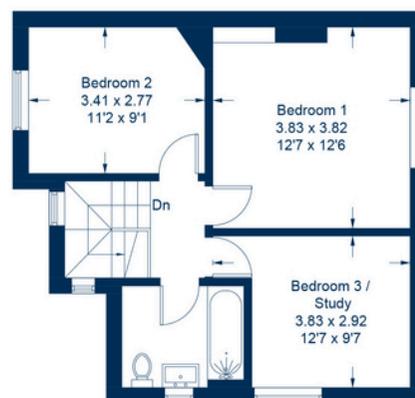
The Location

East Challow is situated approx. 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 and three public houses on its doorstep. The St Nicholas C of E Primary School is at the heart of the local community and King Alfred's School West Site is within easy walking distance.

Approximate Gross Internal Area
Ground Floor = 42.3 sq m / 455 sq ft
First Floor = 45.5 sq m / 490 sq ft
Shed = 8.7 sq m / 94 sq ft
Store = 1.7 sq m / 18 sq ft
Total = 98.2 sq m / 1,057 sq ft



Ground Floor



First Floor

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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