



CHARLES COTTAGES

Childrey, Oxfordshire



A CHARACTERFUL COTTAGE

A beautifully renovated Grade II listed period cottage with immense charm and character, set in the heart of this highly sought-after Downland village.

Summary of accommodation

Drawing room | Sitting room | Vaulted Dining/family room | Kitchen/breakfast room
Boot room | Study | Cellar | Utility

Principal bedroom with adjoining bathroom | Bedroom with adjoining shower room
Two further bedrooms | Family bathroom

Distances: Wantage 3 miles, Hungerford 11 miles, M4 (J14) 11 miles
Didcot 12 miles (London Paddington from 35 minutes), Swindon 16 miles, Oxford 19 miles
(All distances and times are approximate)

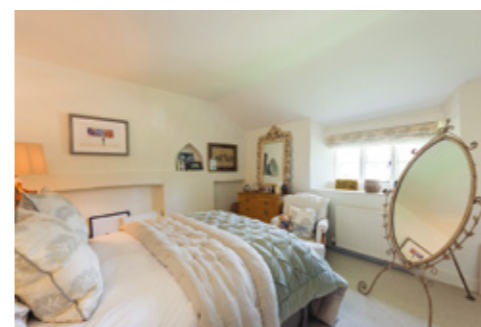


LOCATION

Charles Cottage is close to the centre of Childrey, a sought-after village with a strong community, village shop, café, church, and primary school, set at the foot of the Lambourn Downs.

Wantage (3 miles) offers everyday amenities including a Waitrose, with wider facilities in Hungerford, Newbury, and Oxford. Didcot Parkway (12 miles) provides fast trains to London Paddington from around 35 minutes.

The area has good schooling options, including a village primary, secondary schools in Wantage and Faringdon, and well-regarded independents such as St Hugh's, Pinewood, Abingdon, Radley College, Downe House, and schools in Oxford.



THE PROPERTY

Charles Cottage is a charming Grade II listed period home, thoughtfully renovated and beautifully presented, retaining a wealth of character features including exposed beams and original detailing. An extensive refurbishment by the current owners has been carried out with great care and attention to detail, creating light, well-balanced accommodation with good ceiling height and excellent reception space.

A reception hall leads to a drawing room with inglenook fireplace and a sitting room with log burner, together with a study overlooking the garden. There is also a ground floor guest suite, with planning permission granted for a single storey extension.

There is well-appointed kitchen/breakfast room with a large wine and larder cellar providing additional storage.

The kitchen opens into an impressive dining/family room, created from the former Wheelwright's barn, with vaulted timber ceiling and exposed beams, together with a snug area featuring a log burner and French doors opening onto the terrace. A fabulous entertaining space.

On the first floor, the principal bedroom is a particularly impressive, vaulted room with exposed beams, complemented by a generous adjoining bathroom. A further bedroom is accessed via its own staircase and benefits from access to a separate bathroom, there is also an additional bedroom with adjoining bathroom.

The garden has been thoughtfully landscaped, with a large terrace to the rear accessed from the kitchen and dining/family room. The remainder of the garden is laid to lawn with mature borders and established planting, affording a good degree of privacy. To the side is a substantial gravelled parking with lapsed consent for a three-bay garage.

PROPERTY INFORMATION

EPC band: F

Local Authority: Vale of White Horse District Council

Council Tax band: F

Services: Mains water, electricity and drainage. Oil heating

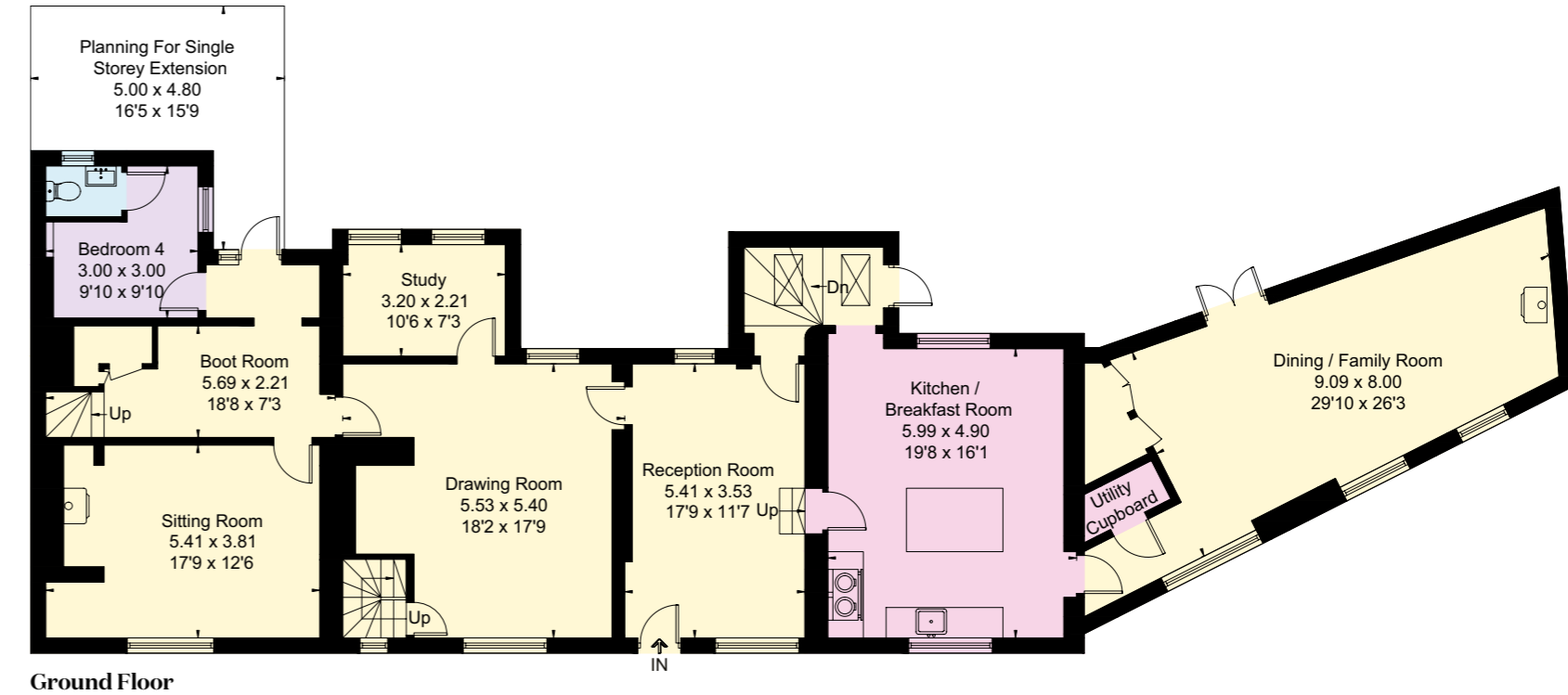
Postcode: OX12 9UD

What3words: ///cools.polar.foreheads

Tenure: Freehold

VIEWING

Viewing by prior appointment only with the Agents.



Approximate Gross Internal Area
274.8 sq m / 2958 sq ft

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.

I would be delighted
to tell you more.

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