

GREEN &
CO



£795,000 The Former Vicarage Letcombe Hill, East Challow, OX12 9RP, UK

Freehold



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£795,000 Letcombe Hill, East Challow

Council Tax Band G

Situated on the edge of this popular village, The Former Vicarage is an elegant and characterful five-bedroom detached family home, occupying a mature plot approaching half an acre. The property retains a wealth of original features, including an open fireplace, quarry-tiled flooring and stripped wooden floors, which complement its generous proportions and attractive period character. A welcoming entrance hall sets the tone for the accommodation and leads to a beautifully proportioned sitting room, with doors opening directly onto the garden. There is a further light and airy reception room, together with a formal dining room, kitchen, practical utility room and cloakroom, providing generous and versatile living space well suited to both family life and entertaining. Upstairs, the spacious accommodation continues with three well-proportioned double bedrooms and two further single bedrooms, offering flexibility for use as children's rooms, guest accommodation or a home office. A family bathroom and separate lavatory complete the first floor. Outside, the wonderfully established gardens are a particular feature of the property, with mature planting, richly stocked borders and a variety of fruit trees creating an attractive and private setting. A long gravel driveway provides ample off-road parking and leads to a single garage. Combining period character, substantial accommodation and beautiful mature gardens, The Former Vicarage offers a rare opportunity to acquire a distinctive family home in a peaceful village setting.

Planning permission was granted in 2016; Ref: P16/Vo492/O. Approved: 10/11/2016. 1 new dwelling and new garage to the existing house.

what3words. [w3w.co/zips.steady.exporters](https://www.what3words.com/w3w.co/zips.steady.exporters).

Utilities. Mains electricity, water and drainage.



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Heating Type. Oil-fired central heating to radiators.

Location. Situated approx. 1 mile to the west of Wantage, on the A417, East Challow is conveniently located for access to the surrounding Oxfordshire countryside. With easy access to Wantage, by car or on foot, village life is well served by the superb facilities at Challow & Childrey Cricket Club. 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. Public transport links to Wantage are good with a regular bus service to the beautiful market town. Offering a diverse collection of housing stock, ranging from period property to more recently built homes, The Challows offer modern village life in a well-situated location.

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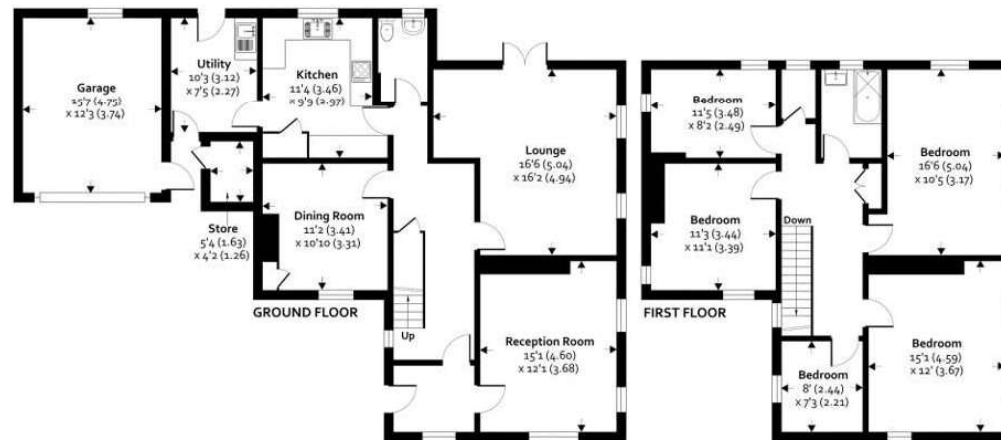
Approximate Area = 1871 sq ft / 173.8 sq m

Garage = 191 sq ft / 17.7 sq m

Outbuilding = 20 sq ft / 1.8 sq m

Total = 2082 sq ft / 193.3 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 2025. Produced for Green & Co. REF: 1345062



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	50 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>.

The logo for Green & Co. features the word "GREEN" in a large, white, serif font, followed by "& CO" in a smaller, white, sans-serif font. The logo is set against a dark green rectangular background.

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