



15 Nalder Green, Wantage, OX12 9WE
£560,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented and spacious four bedroom detached property situated in the sought after village of East Challow.

The ground floor comprises entrance hall with cloakroom, and a bright living room with decorative fireplace and French doors opening to the rear garden. The ground floor further benefits from a stunning kitchen / dining room; with the kitchen area boasting a range of modern wall and floor units and integrated appliances. The dining area is an ideal space for entertaining, with additional French doors to the private rear garden. To complete the ground floor is a good sized study and understairs storage cupboard.

To the first floor is a master bedroom with built in storage and en-suite shower room, three further good size bedrooms with additional storage, and a separate family bathroom.

Outside there is a detached garage with personal door to rear garden and block paved driveway. The fully enclosed rear garden is a particular feature of this property and is mainly laid to lawn with planted borders and a paved patio area. To truly appreciate this beautiful detached family home, viewings are highly recommended



Estate Maintenance charges £280 per annum.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. 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.

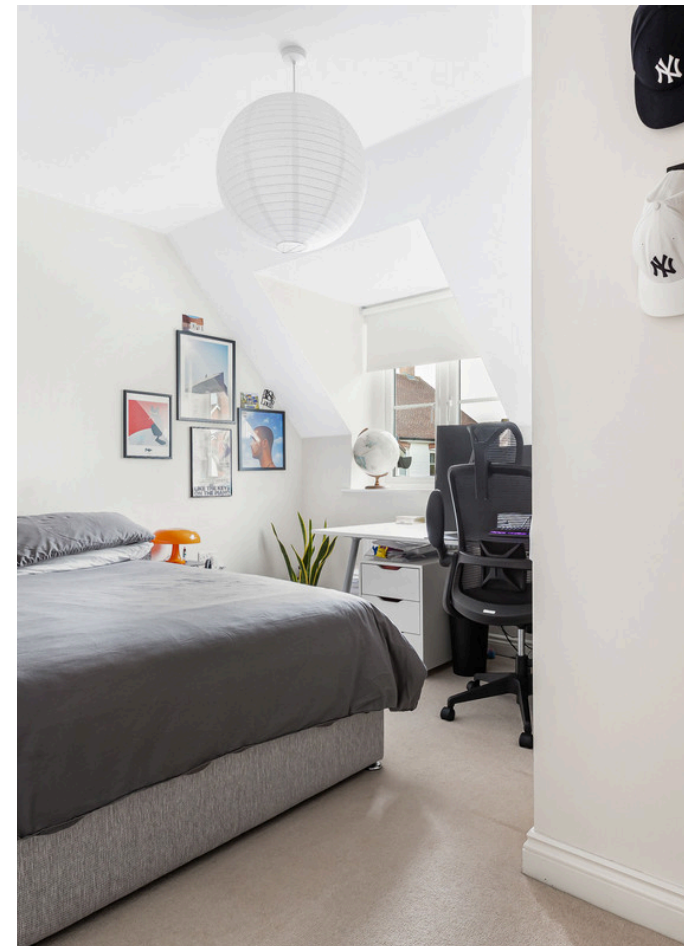


Key Features

- Detached
- Four bedrooms
- Master bedroom with ensuite
- Downstairs WC
- Off road parking
- Garage
- Council tax band F
- EPC: C

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 1428 sq ft - 133 sq m
(Excluding Garage)**

Ground Floor Area 738 sq ft – 69 sq m

First Floor Area 690 sq ft – 64 sq m

Garage Area 206 sq ft – 19 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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