



GREEN & CO

£395,950 Vivanna, East Challow, Wantage, Oxfordshire, OX12 9SF, UK

Freehold



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£395,950 Main Street, East Challow

Council Tax Band D

Looking out over East Challow and Wantage, this three/four-bedroom detached home occupies an elevated position at the heart of the village and offers generous, flexible accommodation throughout. The ground floor begins with a welcoming entrance hall, leading to a generous living room with a light-filled open bay window. Directly opposite, a versatile reception room with French doors opening onto the garden offers excellent flexibility, whether used as a ground-floor bedroom, family room or additional sitting room. At the heart of the home, the spacious kitchen/dining room enjoys access to the rear garden through two sets of French doors, creating a wonderfully light and sociable space for everyday living and entertaining. Completing the ground-floor accommodation is a further study or fourth single bedroom, together with a convenient walk-in shower room. Upstairs, two generously proportioned double bedrooms are served by the main family bathroom. Outside, the property benefits from an easy-to-maintain garden, together with a useful, detached garden room/office. The garden also provides access to allocated parking at the rear and the practical single garage. Overall, the property combines an elevated village setting with particularly adaptable accommodation, making it well suited to a variety of lifestyles and requirements.

what3words. [w3w.co/broth.monitors.composers](https://www.what3words.com/w3w.co/broth.monitors.composers).

Utilities. All mains services are connected.

Heating Type. Gas-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



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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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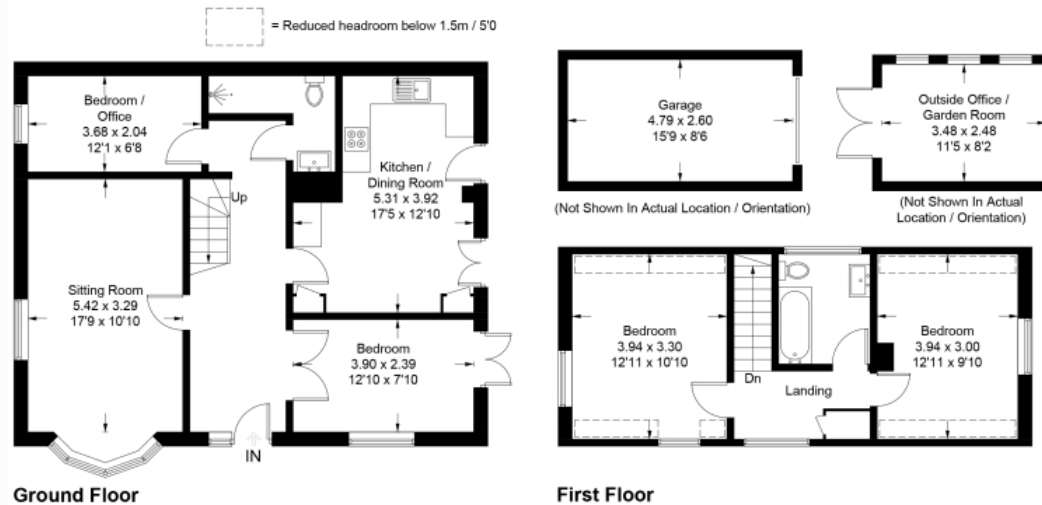
Approximate Gross Internal Area = 106.4 sq m / 1145 sq ft

Reduced Headroom = 4.8 sq m / 52 sq ft

Outbuildings = 21.2 sq m / 228 sq ft

(Including Garage)

Total = 132.4 sq m / 1425 sq ft



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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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | 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. is displayed in white serif font on a dark green rectangular background. The word 'GREEN' is in a larger font size than '& CO'.

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