



5 Nalder Green, East Challow

In Excess of **£550,000**

Waymark

5 Nalder Green

East Challow, Wantage

An exceptional five-bedroom detached family home that has been significantly enhanced on the ground floor and offers spacious, contemporary living throughout. Located within a pleasant residential development in East Challow, the property must be viewed to be fully appreciated.

The heart of the home is the stunning, recently refurbished open-plan L-shaped kitchen, dining, and living room. The kitchen has been thoughtfully designed, with a central island creating a natural divide between the kitchen and living areas. It is fitted with a comprehensive range of cabinetry, including a large pantry cupboard, and is complemented by beautiful Quartz worktops, adding both elegance and durability. The kitchen further benefits from integrated appliances comprising a Bosch oven and microwave/oven, a Beko dishwasher, and an AEG induction hob set into the island. The kitchen flows seamlessly into a dual-aspect dining area, providing an ideal space for a dining table and chairs, and benefits from French doors opening directly onto the garden. The living area further benefits from French doors opening onto the garden, enhancing the sense of light and indoor-outdoor flow. A recently installed media wall, creates an attractive focal point, featuring an electric fire with beautifully integrated storage with shelving above enhanced by subtle under-unit lighting to combine sophistication with practicality.



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A separate family room provides excellent flexibility and could be used as a playroom, home office, or more formal sitting room. The ground floor is further complemented by a useful utility room offering additional storage and laundry facilities, along with a re-fitted cloakroom finished with modern fixtures.

Upstairs, five well-proportioned bedrooms provide comfortable and versatile accommodation for families of all sizes. The master bedroom benefits from built-in wardrobes and an ensuite shower room. Bedroom two features a useful recessed area ideal for wardrobes, along with an attractive feature box bay, while bedroom 3 is complete with built-in wardrobes. The remaining bedrooms are served by a family bathroom.

Externally, the property enjoys an enclosed rear garden, featuring a generous patio area positioned to take advantage of the afternoon and evening sun, making it ideal for outdoor entertaining, with the remainder predominantly laid to lawn. Side pedestrian access is available on both sides of the property, providing convenient access to the front. Further benefits include an integral garage and driveway parking for two vehicles.



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Material Information - The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Chances of flooding - very low according to gov.uk. Conservation area - No. Broadband - Ultrafast available. Mobile signal - please check Ofcom.com. There is a management fee payable for the maintenance of the development, which is circa £280 per annum.

East Challow is situated 1 mile to the west of Wantage, within the Vale of White Horse and with footpath access to the town. The village boasts a popular primary school with an attached pre-school, village hall, church and popular cricket club. The adjacent market town of Wantage is steeped in history through its association with King Alfred the Great, and offers a comprehensive range of amenities including major high street retailers, supermarkets, leisure and recreational facilities, as well as the weekly market in the square. Further information on the town can be found at www.wantage.com. The town is well provided with schools, both at primary and secondary level and there are a number of excellent public schools within the area. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40) and to the south M4 J14 (c.9.4 miles). Didcot is situated to the east and provides a main line rail service to London (Paddington c.45mins).



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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

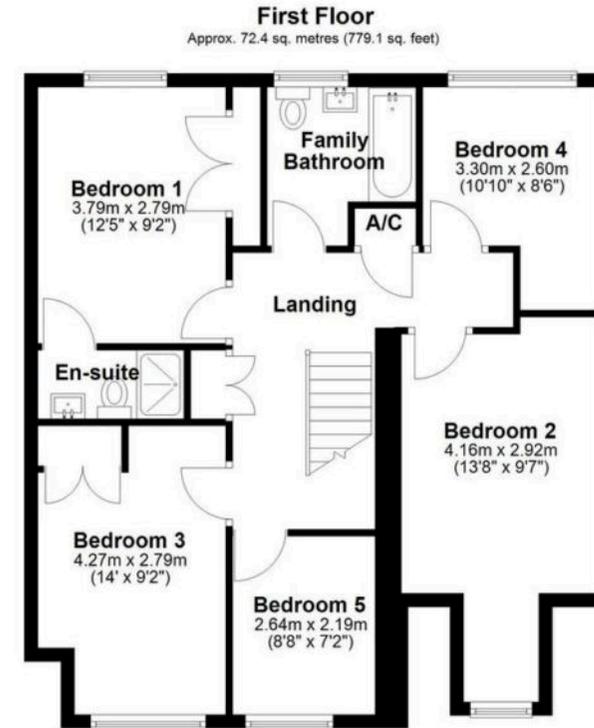
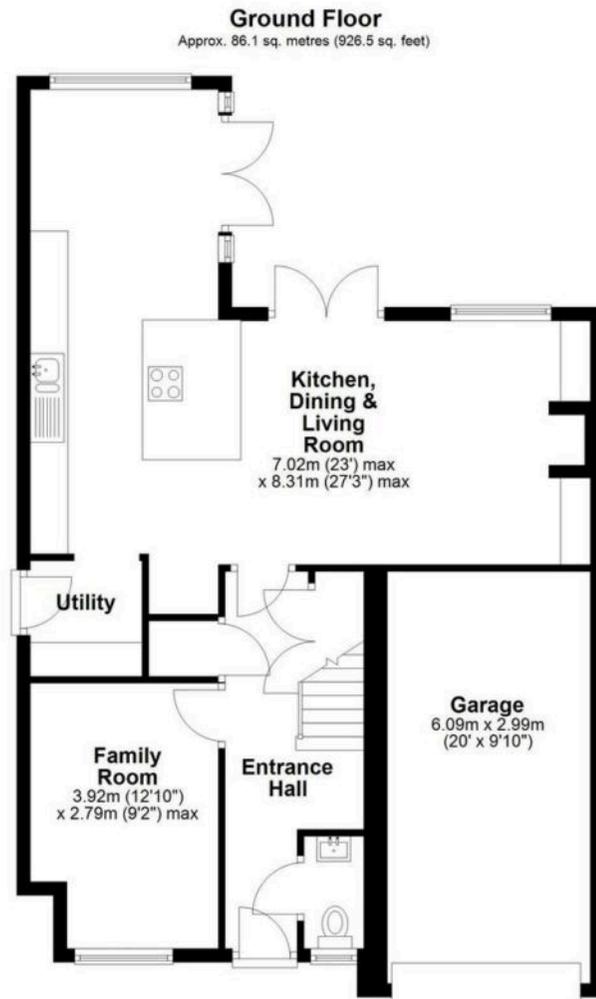
- Impressive Five Bedroom Detached Family Home
- Exceptional Recently Renovated Open Plan L-Shaped Kitchen/Dining and Living Room
- Separate Family Room
- Utility Room & Re-Fitted Cloakroom
- Built-In Wardrobes & Ensuite To Master Bedroom
- Garage & Driveway Parking For 2 Cars
- Popular East Challow Location - Viewing Highly Advised











Total area: approx. 158.5 sq. metres (1705.6 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.