



2 Hazel Close, East Challow, Wantage, OX12 9FY

Offers In Excess Of £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious detached three-bedroom family home, situated within a small development in the village of East Challow, just a short distance from the market town of Wantage.

The property offers well-presented and versatile accommodation arranged over two floors. The spacious entrance hall provides access to the ground floor rooms and cloakroom. The bright and welcoming sitting room benefits from triple-aspect windows, creating a light and airy space. The open-plan kitchen/dining room provides an excellent area for both everyday family life and entertaining, featuring a modern range of fitted units and integrated appliances including an oven, hob, dishwasher and washing machine.

To the first floor, there is a generous principal bedroom with built-in storage and a modern en-suite, alongside two further double bedrooms and a stylish family bathroom.

Outside, the property benefits from a driveway providing parking for two vehicles, together with a garage featuring a personal door leading directly into the rear garden. The fully enclosed rear garden offers a good degree of privacy and security, with side access to the driveway. A separate home office provides an ideal space for those working from home.

Estate maintenance charge: £345.40 per annum

Some material information to note: Freehold property. Gas central heating. Mains water, 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 indicates there is a very low flood risk at this property. We are unaware of any planning permissions in place that would negatively affect the property.





Key Features

- Detached three bedroom
- Spacious living room
- Kitchen / dining room
- Garden home office
- Cloakroom
- Driveway parking with garage
- Three double bedrooms
- Modern family bathroom and ensuite to master bedroom
- Council Tax Band D, EPC B

The Location

East Challow is situated approximately 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, church, village hall and cricket club. The St Nicholas C of E Primary School is at the heart of the local community with King Alfred's School West Site within easy walking distance. Wantage itself provides a wide range of facilities including supermarkets, independent shops, cafes, public houses, restaurants, leisure facilities and regular farmers market. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



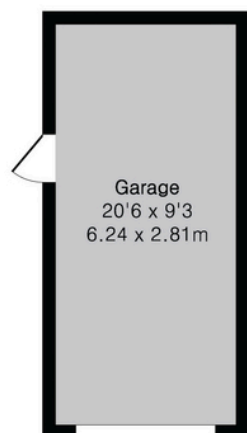
**Approximate Gross Internal Area 1004 sq ft - 94 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 502 sq ft – 47 sq m

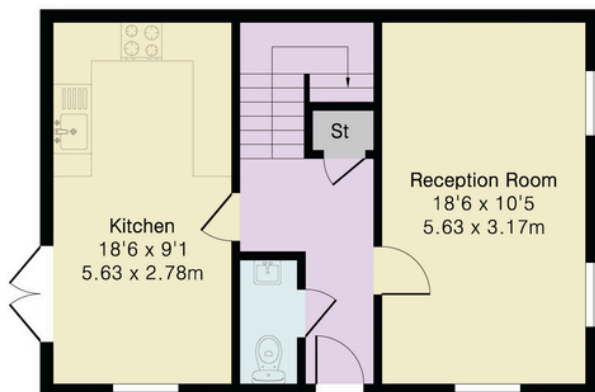
First Floor Area 502 sq ft – 47 sq m

Garage Area 189 sq ft – 18 sq m

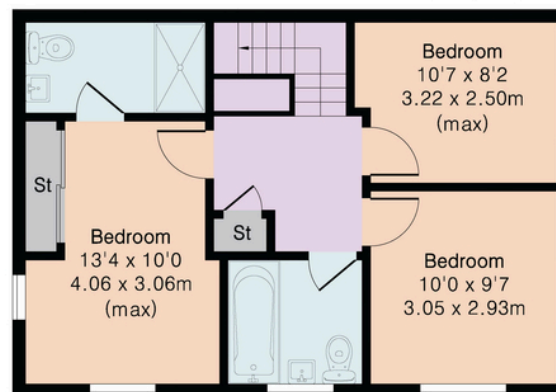
Outbuilding Area 56 sq ft – 5 sq m



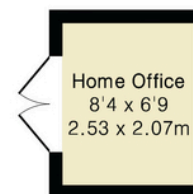
Garage



Ground Floor



First Floor



Outbuilding

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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