



17 Field Gardens, East Challow

In Excess of **£350,000**

Waymark

17 Field Gardens

East Challow, Wantage

A beautifully modernised three-bedroom semi-detached property, tucked away in a peaceful cul-de-sac within this highly sought-after village location. Having been much improved throughout and offering spacious accommodation, the property should be viewed internally to fully appreciate all there is on offer.

Upon entering, the hallway features convenient bespoke understairs storage and leads into a generously sized modern kitchen with plenty of storage space with built-in dishwasher and recently replaced oven and induction hob. The heart of the home is the spacious living and dining room, enhanced by stylish downlights and re-fitted bi-fold doors that open seamlessly onto the rear garden, creating a bright and inviting space for both relaxing and entertaining. On the first floor, there are two generous double bedrooms, one featuring built-in wardrobes, alongside a good-sized single bedroom and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden and an attractive frontage, which could potentially be adapted for off-street parking by dropping the kerb (subject to the usual consents). Additional advantages include garage located in a nearby block.



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Material Information - The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - okay according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary.

Broadband - Superfast available.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning Three Bedroom Semi-Detached Home
- Modernised & Much Improved Throughout
- Good Size Kitchen & Impressive Living & Dining Room
- Well Proportioned Rooms With Built-In Wardrobes To Master
- Bi-Fold Doors Onto Garden
- Pleasant Cul-De-Sac Within Ever Sought After Village of East Challow
- Complete Chain - Viewing Highly Advised

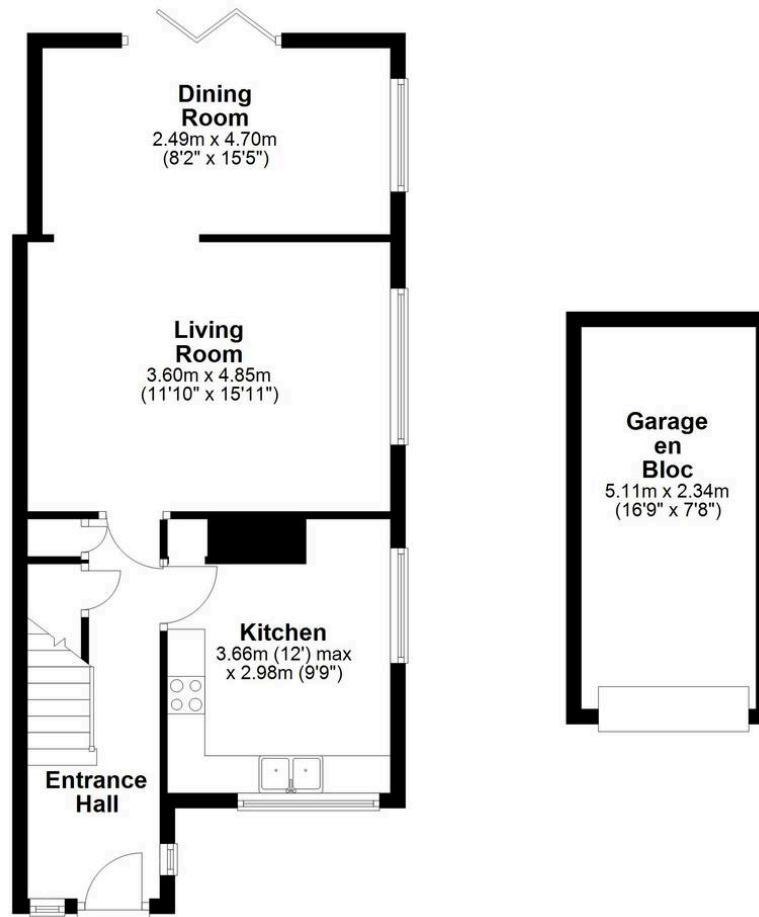






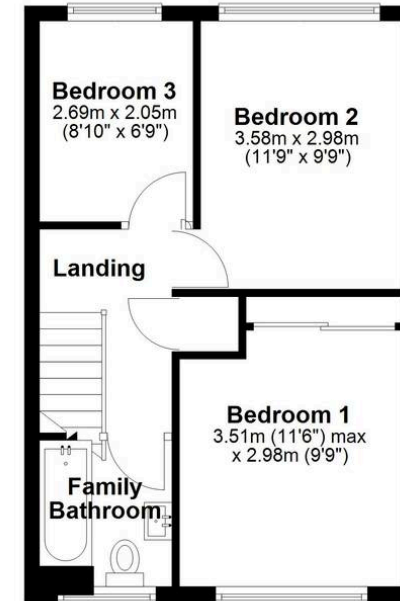
Ground Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 103.3 sq. metres (1112.0 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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