



2 St. Nicholas Place, East Challow
£285,000

Waymark

2 St. Nicholas Place

East Challow, Wantage

Full of warmth and personality, this delightful two-bedroom property offers a perfect blend of period character and modern updates. Lovingly maintained and thoughtfully enhanced, it provides versatile accommodation and should be viewed internally to fully appreciate.

The ground floor features an updated kitchen with contemporary finishes, a feature log burner, and direct access to a quaint enclosed courtyard garden—perfect for alfresco dining or relaxing outdoors. A separate living room offers a cosy yet functional space. Upstairs on the first floor, you'll find a generous double bedroom with double sliding wardrobes, a well-proportioned single bedroom, and a modern updated bathroom finished to a high standard. The second floor boasts a spacious attic room, ideal as a third bedroom, office, or hobby space, and comes complete with built-in storage, making excellent use of the eaves.

Externally, the enclosed courtyard garden adds to the property's charm, offering a private and low-maintenance outdoor area with access to two useful stores, perfect for additional storage or garden equipment.

Furthermore, the property is located within the ever sought after location of East Challow, within easy walking distance to the St Nicholas C of E Primary School and the Challow & Childrey Cricket Club along with scenic routes into open countryside.



2 St. Nicholas Place

East Challow, Wantage

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).



2 St. Nicholas Place

East Challow, Wantage

Council Tax band: C

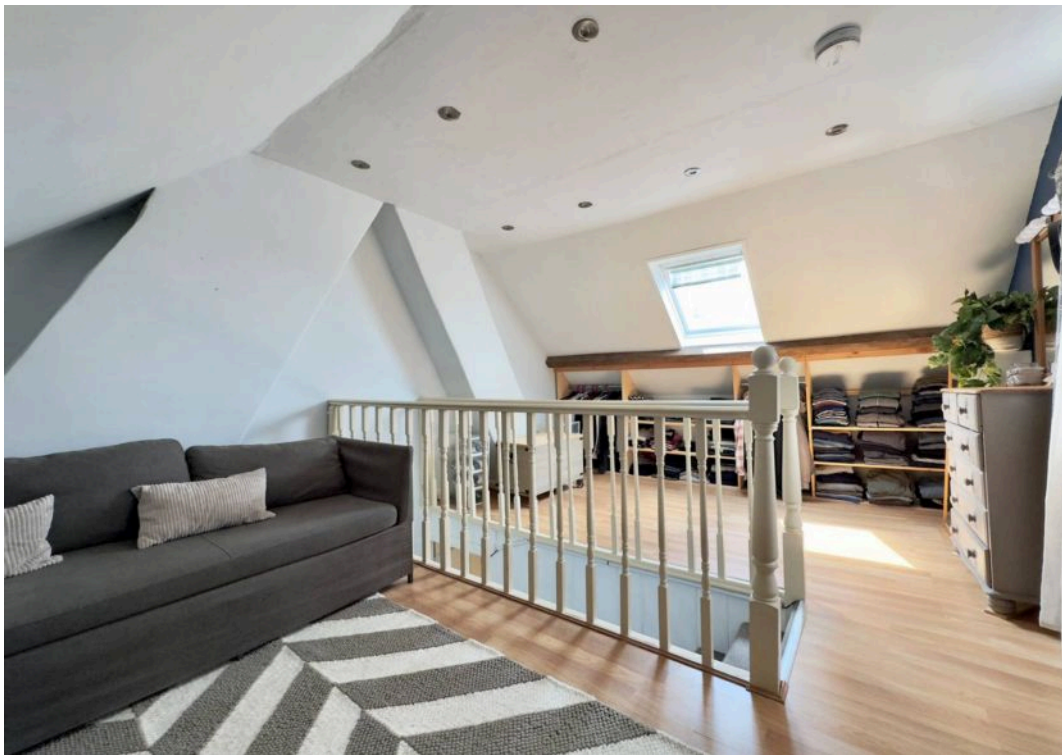
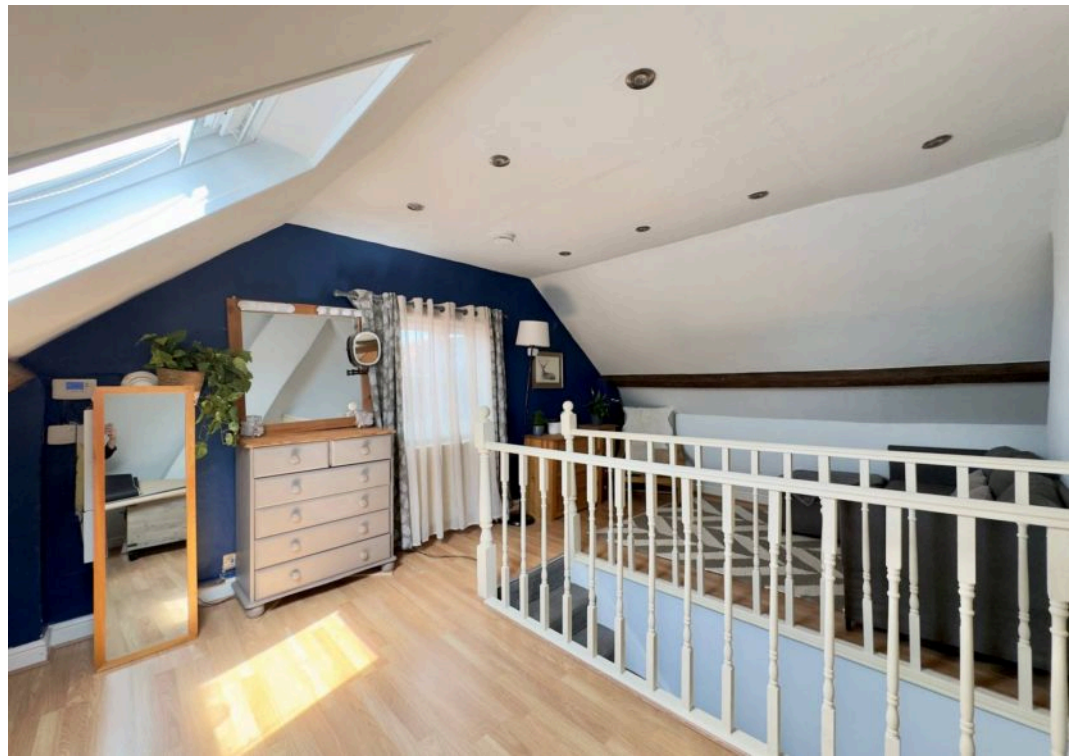
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming & Well Presented Two Bedroom Cottage
- Beautiful Kitchen With Feature Log Burner
- Spacious Attic Room
- Ideal First Time Purchase
- Quaint Courtyard Garden With Access To Two Store Rooms For Storage
- Beautiful East Challow Location

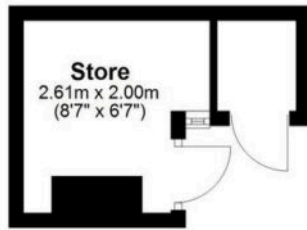






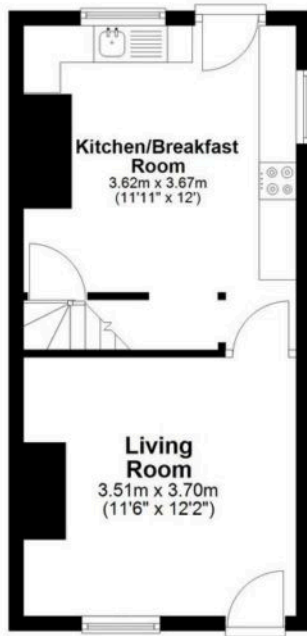
Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



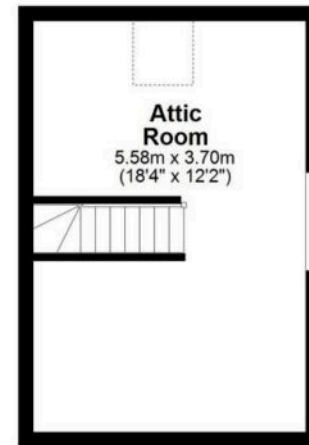
First Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



Second Floor

Approx. 20.6 sq. metres (222.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)

Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

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.