



20 Windmill Place, East Challow, OX12 9RT  
£250,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A two-bedroom semi-detached property situated on the edge of the charming South Oxfordshire village of East Challow. Benefiting from delightful views over the open countryside, the property also offers driveway parking.

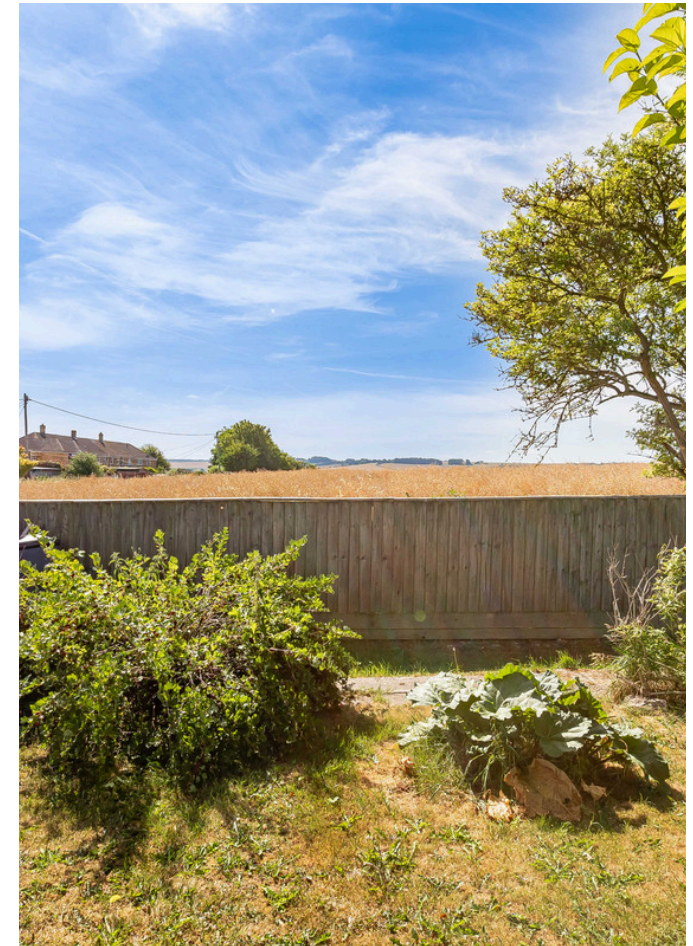
The property offers superb potential for a new owner to modernise and personalise. The accommodation comprises an entrance hall, a spacious sitting/dining room with patio doors leading to the rear garden, a kitchen, and a side extension currently utilised as a utility room.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage, together with a family bathroom.

Outside, a real feature of this home is its position on the edge of the village, enjoying attractive open views. The property also benefits from driveway parking, a small front garden, side access to a generous rear garden, and brick-built storage sheds.

Some material information to note: Freehold property. Gas central heating. Mains water, mains 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 generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





## Key Features

- Countryside views
- No onward chain
- Two double bedrooms
- Sitting / dining room
- Gas central heating
- Driveway parking
- Good size rear garden
- EPC: TBC, Council tax band: C

## 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. There are excellent communication links via the A34 with the M40 in the north and the M4 in the south Didcot c. 11 miles offers a fast service to London Paddington c. 40 minutes.

Thomas Merrifield and their clients give notice that:

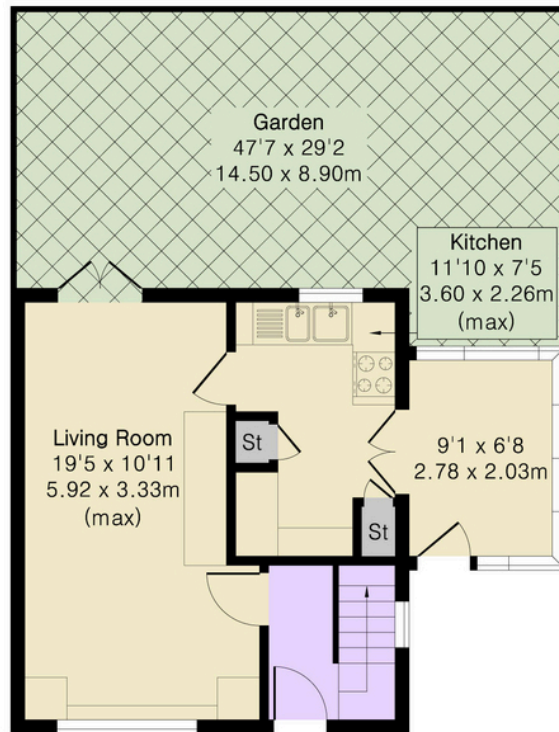
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

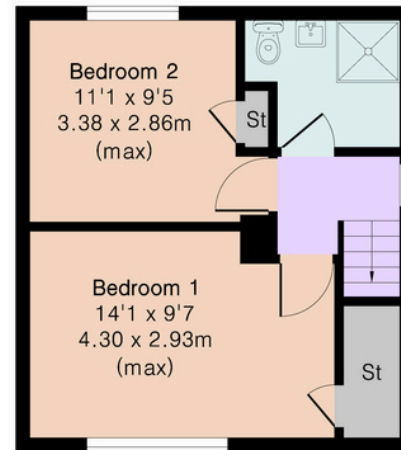
## Approximate Gross Internal Area 736 sq ft - 68 sq m

Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 335 sq ft – 31 sq m



Ground Floor



First Floor



### Wantage Office

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