

GREEN &
CO

£530,000 Cedars Sarajac Avenue, East Challow, Oxfordshire, OX12 9SA, UK

Freehold



£530,000 Sarajac Avenue, East Challow

Council Tax Band F

Situated within a popular residential area just a short stroll from the highly regarded village primary school, this generously proportioned four-bedroom detached home offers an ideal setting for family living. Set in a large garden, the property benefits from elevated views over the surrounding countryside. The accommodation comprises an inviting entrance hall, large open plan sitting/dining room with a feature open fireplace, and a spacious kitchen/breakfast room which features a new range cooker. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a beautifully established garden, a garage, and ample driveway parking. Offered for sale with the added benefit of no onward chain.

what3words. [w3w.co/apply.motivates.maternal](https://www.what3words.com/apply/motivates/maternal).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services connected.

Heating Type. Gas fired central heating to radiators.

Location. Situated approx. 1 mile to the west of Wantage, on the A417, East Challow is conveniently located for access to the surrounding Oxfordshire countryside. With easy access to Wantage, by car or on foot, village life is well served by the superb facilities at Challow & Childrey Cricket Club. St Nicholas C of E Primary School is at the heart of the local community and King Alfred's School, West Site is within easy walking distance. Public transport links to Wantage are good with a regular bus service to the beautiful



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market town. Offering a diverse collection of housing stock, ranging from period property to more recently built homes, The Challows offer modern village life in a well-situated location.

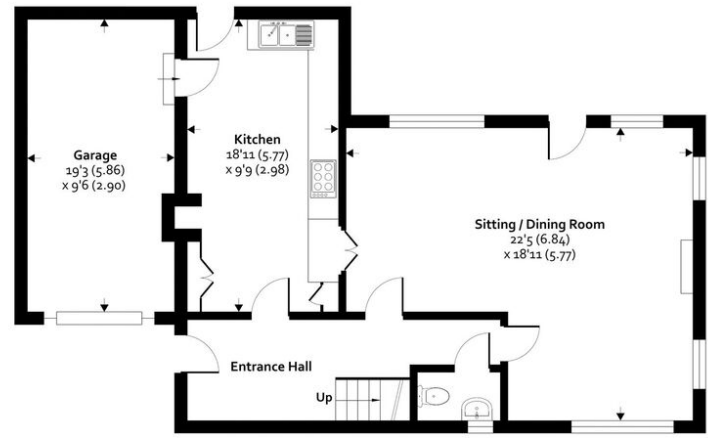




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Cedars, Sarajac Avenue, East Challow, Wantage, OX12 9SA

Approximate Area = 1377 sq ft / 127.9 sq m
 Garage = 177 sq ft / 16.4 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 1589 sq ft / 147.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Green & Co. REF: 1284299



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.