



5 High Street, Childrey, OX12 9UE

Offers In Excess Of £290,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Attractive two bedroom cottage presented in immaculate condition having undergone extensive refurbishments both inside and out by the current owner whilst in-keeping its period charm.

Located in the picturesque Oxfordshire village of Childrey this charming home comprises an open plan newly fitted kitchen / living room with oven and integral dishwasher, a glorious open fireplace and refitted flooring. a separate utility room has space for the washing machine, sink and a door leading to the rear of the property.

New carpets cover the stairs and two double bedrooms to the first floor, and a large contemporary bathroom with shower over bath.

Outside to the front of the property a small stone courtyard, the rear passageway leads to a shared outbuilding, private store and garden area.

Some material information to note: Freehold property. Electric heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available and mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





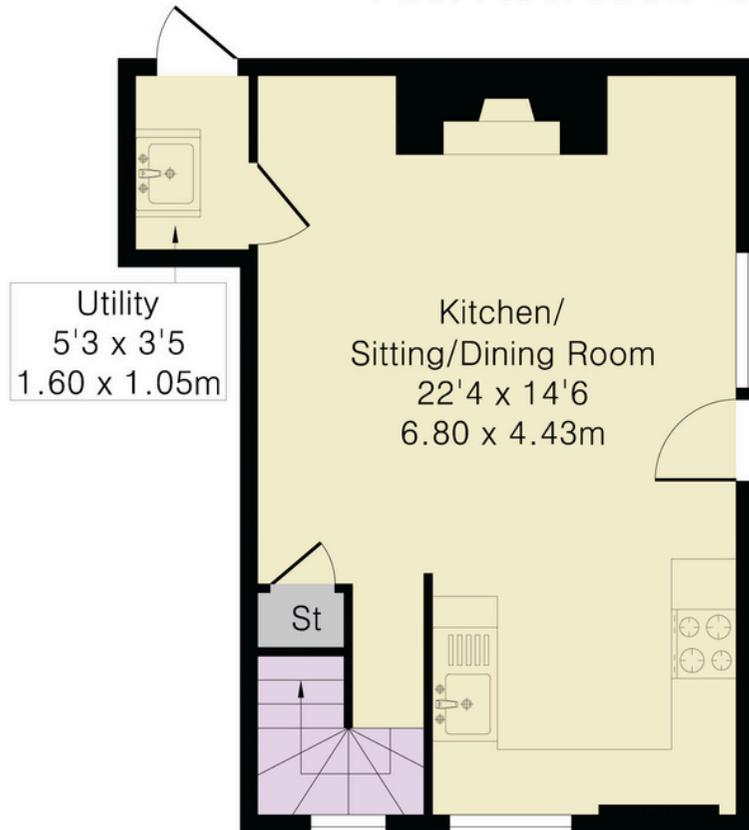
Key Features

- Charming cottage
- Idyllic village location within the conservation area
- Two double bedrooms
- Separate garden to the rear
- Open plan kitchen / living space
- Utility room
- Modern family bathroom
- Local village shop nearby
- Extensive refurbishments

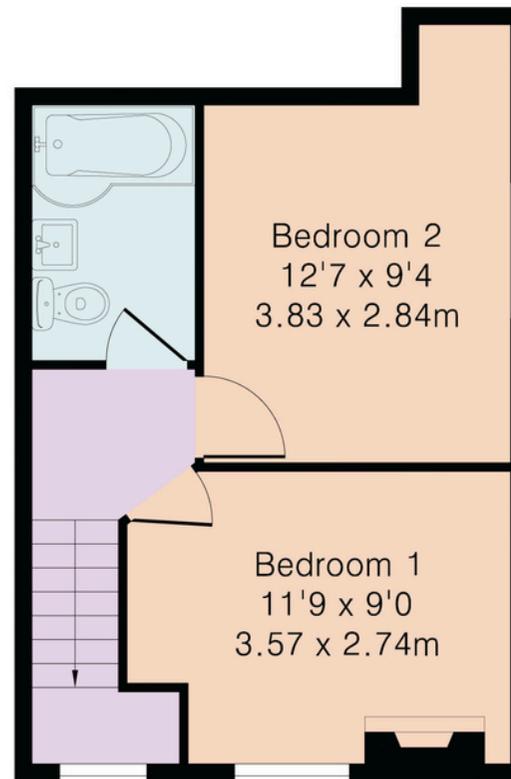
The Location

The pretty village of Childrey has a thriving village store and coffee shop. Close to the historic market town of Wantage. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. 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 640 sq ft – 59 sq m
Ground Floor Area 344 sq ft – 32 sq m
First Floor Area 296 sq ft – 27 sq m



Ground Floor



First Floor

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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