



8 Reynolds Way, East Challow, Wantage, OX12 9SB
£345,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended three bedroom semi detached property with the benefit of no onward chain and beautiful countryside views, situated in a quiet cul de sac in the sought after village of East Challow a short drive from Wantage town centre.

The property comprises entrance hall, bright sitting room with feature fireplace, and a separate dining area. The kitchen is equipped with a range of wall and floor units with space for freestanding appliances. The property has been extended to offer an additional sitting room with patio doors into the rear garden. The remainder of the ground floor comprises a shower room and there is a personal door into the garage. To the first floor are three good-sized bedrooms with built in storage and family bathroom.

Outside, the rear garden is mainly laid to lawn, with a patio, shed, and rear gate to the surrounding countryside. The front garden has an area of lawn and driveway parking leading to the garage.

Please note: Upgrade work is needed at the property including a new heating system - for further information please contact our team.



Material information: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and superfast 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- No Onward Chain
- Three bedroom semi detached
- Living / Dining Room
- Sitting Room
- Downstairs shower room
- Countryside views
- Garage
- Upgrade work required.
- Council Tax band: D, EPC: D

The Location

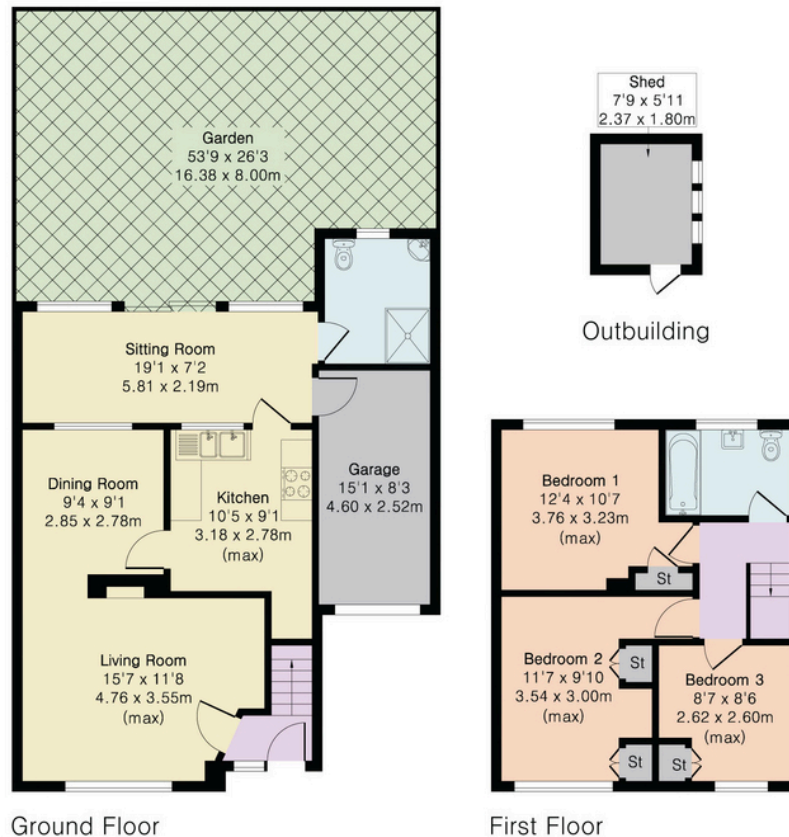
East Challow is situated approximately 1 mile to the west of the historic town of Wantage with easy access by foot or car. East Challow is conveniently located at the foot of the picturesque Oxfordshire countryside with a local park, church, village hall and cricket club. The St Nicholas C of E Primary 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.

**Approximate Gross Internal Area 1156 sq ft - 107 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 423 sq ft – 39 sq m

Outbuilding Area 46 sq ft – 4 sq m



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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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