



1 St. Nicholas Place, East Challow

Guide Price £285,000

Waymark

1 St. Nicholas Place

East Challow, Wantage

Offered for sale with no onward chain, this charming and extended two-bedroom end-of-terrace cottage benefits from driveway parking and deceptively spacious and versatile accommodation. Having been significantly improved throughout, the property combines period charm with modern comforts and must be viewed internally to be fully appreciated.

The ground floor opens into a welcoming living room, featuring attractive wooden flooring and a characterful fireplace, creating a cosy and inviting atmosphere. Beyond, the spacious dining room provides an excellent space for both everyday living and entertaining, featuring a charming wood-burning stove and flowing seamlessly into the kitchen. Fitted with a range of storage units and work surfaces, the kitchen benefits from French doors opening directly onto the garden, flooding the room with natural light and creating an effortless connection between the indoor and outdoor living spaces. On the first floor, there is a generous double bedroom overlooking the village green, a second bedroom and a re-fitted family bathroom. Stairs rise to the second floor, where a versatile loft room is complemented by a spacious and modern bathroom featuring a shower over the bath.





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Externally, the property benefits from a south-facing garden, enjoying sunshine throughout much of the day. Predominantly laid to lawn, the garden is complemented by both decked and patio seating areas, providing excellent spaces for outdoor dining and entertaining. A further patio area extends to the rear of the kitchen, offering a practical space for bin storage and additional outdoor storage. Double gates provide access to a block-paved driveway, which offers off-street parking for one vehicle. Representing an ideal first-time purchase or buy-to-let investment, this attractive property is offered in move-in-ready condition, with all furniture and appliances included within the sale.

Material Information: The property is freehold, connected to mains water, electricity and drainage. The property is heated via a gas fired boiler which was replaced in 2018 and there is uPVC double glazed windows throughout. The windows on the top floor along with the family bathroom window on the first floor were replaced in 2023. In 2018 the master bedroom window, living room window and front door were replaced. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-door for Three & O2, Good

Outdoor for Vodafone, Variable Outdoor for EE according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.



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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).

Council Tax band: C

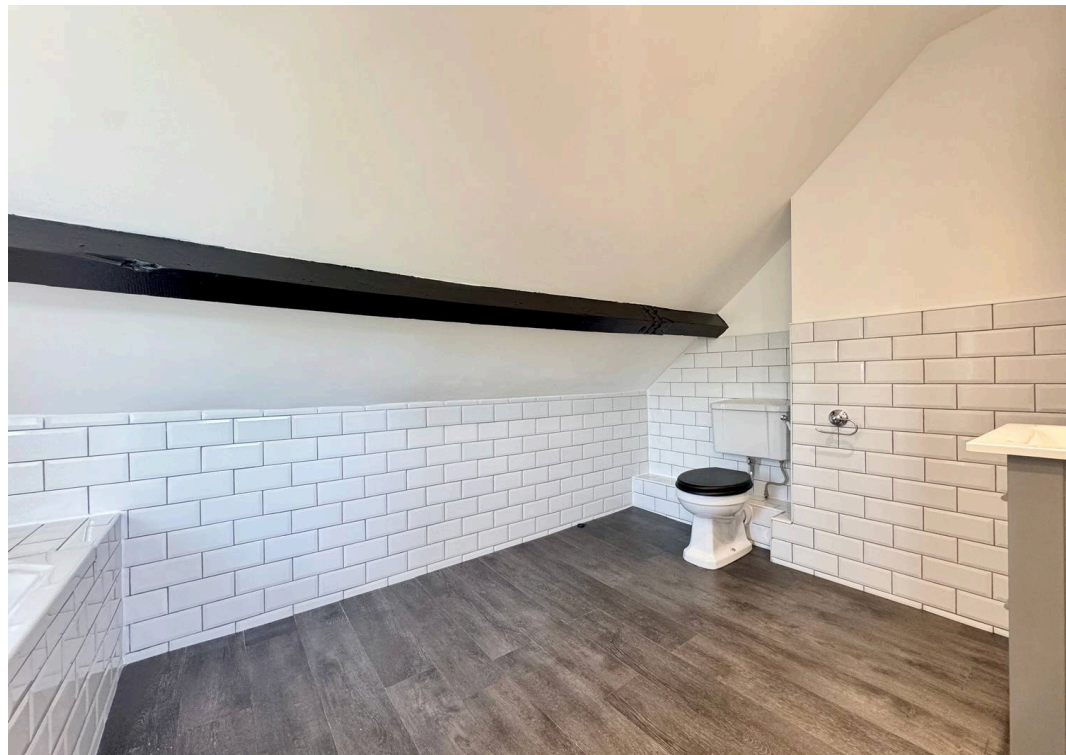
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming & Extended Two Bedroom End of Terrace Cottage
- Impressive & Spacious Accommodation Throughout
- Exceptional Kitchen/Dining Room With Log Burner
- Modern Re-Fitted Bathroom & Ensuite
- Spacious Loft Room
- Sunny South Facing Garden
- Improved & Well Maintained - Internal Viewing Essential
- No Onward Chain





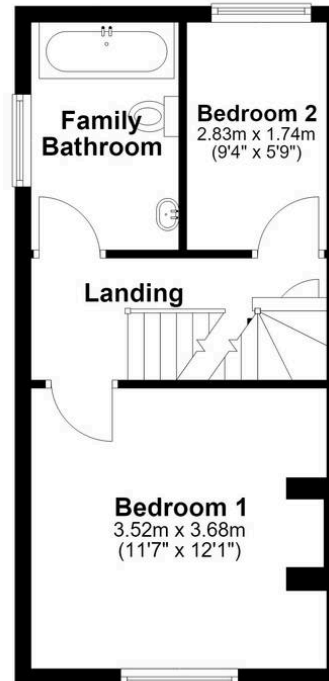
Ground Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



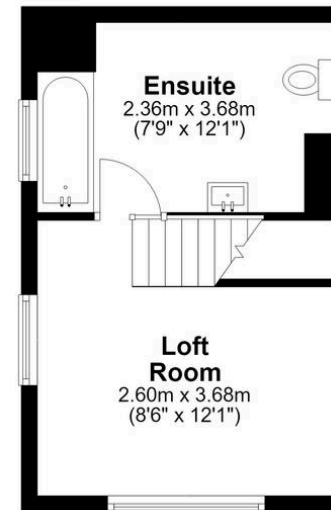
First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.3 sq. feet)



Total area: approx. 92.5 sq. metres (995.4 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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