

GREEN &  
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£550,000 9 Claypit Lane, East Challow, Wantage, Oxfordshire, OX12 9WF, UK

Freehold



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£550,000 Claypit Lane, East Challow

Council Tax Band F

Thoughtfully arranged and finished to a high standard throughout, this impressive four-bedroom detached family home is set within a highly sought-after development by the renowned Bewley Homes, built to their popular Elm design. The ground floor centres around a generously proportioned, contemporary kitchen, fitted with modern luxuries such as an instant hot water tap, which opens seamlessly into a family dining area. French doors lead out to the spacious rear garden, making it perfect for both everyday living and entertaining. A light-filled lounge provides a comfortable retreat, featuring a warm and welcoming log burner, with double doors connecting back to the dining space and additional French doors offering further access to the garden, creating a wonderful sense of flow and flexibility. A practical home office and a WC complete the ground floor accommodation, catering perfectly to modern family needs. Upstairs, the principal bedroom enjoys the benefit of built-in storage and a recently upgraded, stylish ensuite shower room. The second bedroom also features fitted storage, while two further well-proportioned bedrooms are all served by a contemporary family bathroom. Outside, the property is complemented by ample driveway parking leading to a single garage. The enclosed rear garden offers a private and secure space for relaxation and outdoor enjoyment, further enhanced by newly installed spotlight decking, ideal for evening entertaining, completing this attractive and well-balanced family home.

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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.



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. Vendor informs of £280 per annum as of 1st January 2026.

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 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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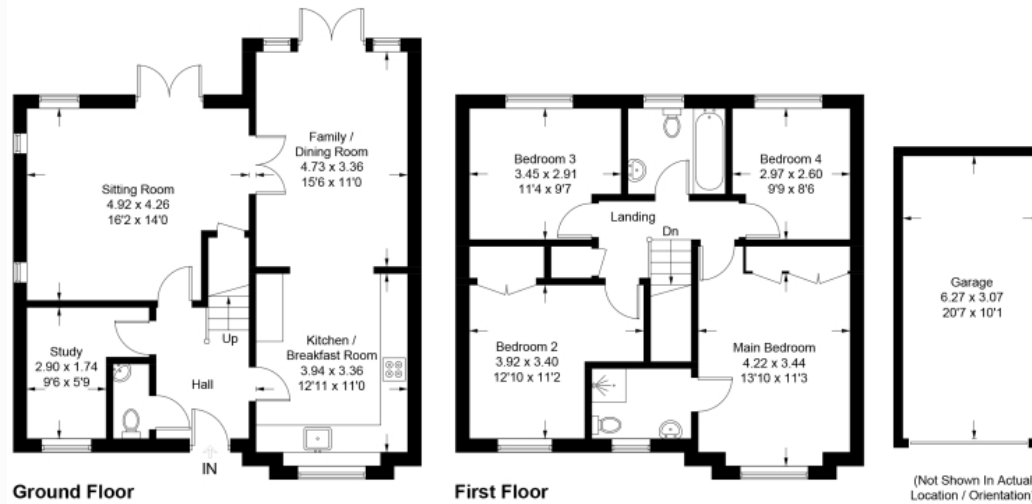




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Approximate Gross Internal Area = 130.7 sq m / 1407 sq ft  
 Garage = 19.1 sq m / 206 sq ft  
 Total = 149.8 sq m / 1613 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 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**

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