

£675,000 14 Meadow Court, East Challow, Oxfordshire, OX12 9WQ, UK Freehold


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£675,000 Meadow Court, East Challow

Council Tax Band G

An impressive six-bedroom detached family home forming part of an exclusive private development in the sought-after Oxfordshire village of East Challow. Offering generous and versatile accommodation finished to a high specification, the property is ideally suited to modern family living. The ground floor is centred around a superb kitchen/family room, creating a natural hub for everyday life and entertaining. The well-appointed kitchen features a range of integrated appliances and is complemented by a separate utility room, while the adjoining dining area provides an excellent setting for family occasions and more formal entertaining. A generous dual-aspect living room offers an inviting retreat, with French doors opening directly onto the rear garden and allowing an abundance of natural light. A contemporary wood-burning stove provides a wonderful focal point, creating a warm and cosy atmosphere during the colder months. Indeed, the vendors often use the wood-burning stove for warmth , rather than turning on the central heating! Further ground-floor accommodation includes a bedroom with en-suite shower room, providing excellent flexibility for guests or multi-generational living, together with a separate home office and cloakroom. The ground floor also benefits from underfloor heating throughout, providing an even and comfortable distribution of warmth while eliminating the need for conventional radiators and allowing greater flexibility with furniture placement. Upstairs, the sense of space continues with five bedrooms arranged around a generous landing. The principal and second bedrooms benefit from their own en-suite bath/shower rooms, while the remaining bedrooms offer excellent flexibility for family, guests or additional home-working space. A stylish and well-appointed family bathroom serves the remaining bedrooms. The property was constructed to a notably high specification, with features including double-glazed windows, composite entrance doors, contemporary sanitaryware and quality kitchen fittings. The kitchen incorporates integrated appliances and a superb island, while the bathroom and en-suites feature attractive ceramic finishes. Further comforts include LPG-fired central heating, underfloor heating to the ground floor, radiators to the first floor, a Mechanical Ventilation with Heat Recovery (MVHR) system and mains-operated smoke detectors. Outside, the property is equally appealing. The landscaped rear garden combines an area of lawn with a paved terrace, pond and raised beds, creating an attractive and practical setting for outdoor dining, entertaining and family life. The garden also benefits from external electrical power points, offering additional convenience for garden maintenance, outdoor lighting and entertaining. To the front, there is private parking together with a garage featuring an electric door and electrical power points, providing practical facilities for a variety of uses. External lighting and water are also available. This exclusive private development of just 14 individual homes is thoughtfully designed to complement its attractive rural surroundings. Set amid open countryside, the development enjoys a peaceful village setting while remaining conveniently placed for the amenities of Wantage and the wider Oxfordshire area. 14 Meadow Close enjoys rural views to the rear and represents an excellent opportunity to acquire a substantial and well-appointed family home, combining spacious contemporary living with the appeal of an attractive Oxfordshire village setting.







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what3words. w3w.co/static.salary.gossiping.

Utilities. Mains electricity and water connected.

Heating Type. LPG-fired central heating to radiators on the first floor and underfloor heating downstairs. Wood-burning stove.

Estate Service Charge. TBC alongside breakdown of services.

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.

Other Material Information. The development features a communal sewerage system.

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Approximate Gross Internal Area = 196.6 sq m / 2116 sq ft
(Excluding Garage)



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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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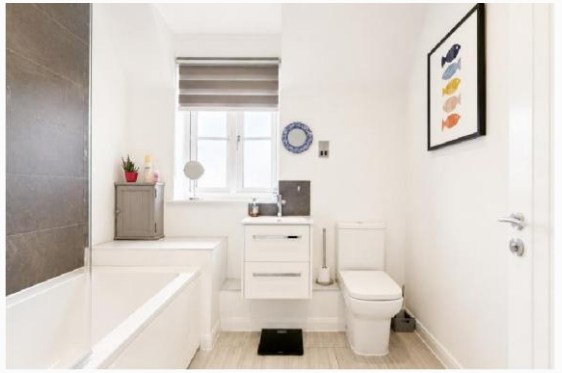

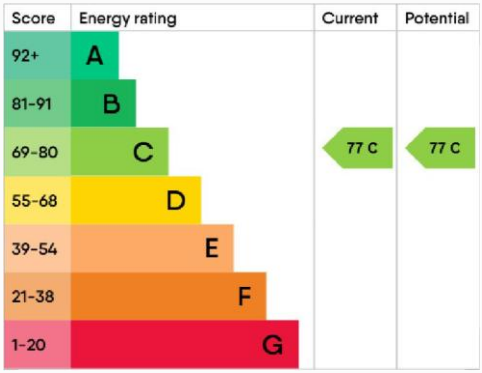

Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

SDLT. For Stamp Duty Land Tax calculations, visit https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

Flood Risk. To check the long-term flood risk for this property, visit https://www.gov.uk/check-long-term-flood-risk.

Planning. To see any planning applications that may affect this property, visit https://www.gov.uk/search-register-planning-decisions.

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