



12, Hill Close, East Challow
Wantage, Oxfordshire

12 Hill Close, East Challow, Wantage, Oxfordshire, OX12 9RU

Guide Price £350,000 Freehold

This mature well cared for three bed semi detached house enjoys an elevated location in this sought after village affording superb far reaching views over countryside.

- Semi-rural location • Modern fitted kitchen • Re-fitted family bathroom • 3 bedrooms • Village location • Close to Wantage • Light living room • Separate dining room • Utility room



LOCATION

East Challow is situated just 1 mile to the west of Wantage (with footpath access to the town) and the village affords a popular primary school with an established preschool attached, church, village hall and a delightfully placed cricket pitch with club house and British Legion. Adjacent award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. 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), alternatively south (M4) J14 c.9.4 miles. Didcot is situated to the east and benefits main line train station to London (Paddington c.45mins).

DESCRIPTION

This mature well cared for three bed semi detached house enjoys an elevated location in this sought after village affording superb far reaching views over countryside.

Having been the subject of many improvements over the years, a good sized sitting room opens up to a useful garden room/playroom. There's also a modern kitchen with separate dining room as well as a separate recently re-fitted utility.

To the first floor there is a useful study landing area with delightful views over the rooftops and the countryside horizon beyond, the landing leads onto three good size bedrooms and a modern refitted family bathroom.

The property also benefits from a good size garden wrapping round the front side and rear of the property with attractive views from the rear garden. The property enjoys a pedestrian location on a footpath with parking available in the close whilst not allocated always available to our clients who have two vehicles.

EER-C

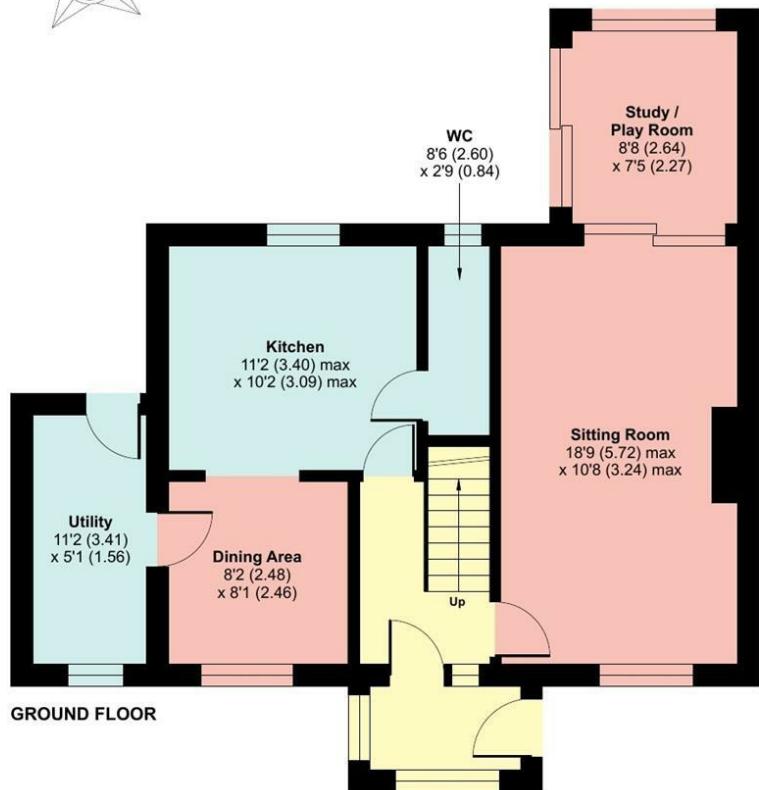
FLOOR AREA

1133.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C





Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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Wantage, OX12 9RU

Approximate Area = 1133 sq ft / 105.2 sq m

For identification only - Not to scale

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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DIRECTIONS TO OX12 9RU

what3words://leaky.declining.award As indicated by our D&S 'For Sale' sign

Other Material Information

- Ofcom checker indicates good outdoor coverage for EE, O2 and Vodafone, with variable outdoor coverage with Three.
- Ofcom checker indicates Standard, Superfast and Ultrafast broadband are available at this property.
- Government Portal indicates this area as low flood risk.
- We are unaware of any planning permissions that could negatively affect the property.

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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 **The Property Ombudsman**