



12, Hill Close, East Challow
Wantage, Oxfordshire

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

Guide Price £350,000 Freehold

Situated in the popular and convenient village of East Challow, Wantage, this delightful semi-detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,133 square feet, the property boasts three well-proportioned bedrooms and a modern family bathroom, making it an ideal home for families or those seeking extra space.

- Views from the rear
- Modern re-kitchen opening to a breakfast room
- Re-fitted first floor family bathroom
- Utility room and downstairs WC
- Spacious living room
- Garden Room
- 3 good sized bedrooms
- Garden to the front rear and side
- Ample parking on street
- Tucked away pedestrianised location



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

Situated in the popular and convenient village of East Challow, Wantage, this delightful semi-detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,133 square feet, the property boasts three well-proportioned bedrooms and a modern family bathroom, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious sitting room that seamlessly connects to a versatile garden room, perfect for play or relaxation. The modern kitchen, accompanied by a bright breakfast/dining area, is designed for both functionality and style, while a separate utility room and a convenient ground floor WC enhance the practicality of the home.

The first floor features a charming study landing area, providing stunning views over the rooftops and the picturesque countryside beyond. Each of the three bedrooms is generously sized, ensuring comfort for all occupants. The family bathroom has been thoughtfully refitted, complete with a shower over the bath.

This property has been maintained and improved over the years, and it presents excellent potential for further extension or loft conversion, subject to the necessary permissions. The outdoor space is equally impressive, with a good-sized garden that wraps around the front, side, and rear of the house, offering attractive views and a tucked away position within the close.

Situated in a pedestrian-friendly location, parking is conveniently available in the close, and easily accommodates the two vehicles the current owners have. With its elevated position and superb far-reaching views, this home is a rare find in a sought-after village setting. An Energy Efficiency Rating of C further enhances its appeal, making it a wonderful opportunity for prospective buyers.



FLOOR AREA

1133.00 sq ft

Vale of White Horse District Council

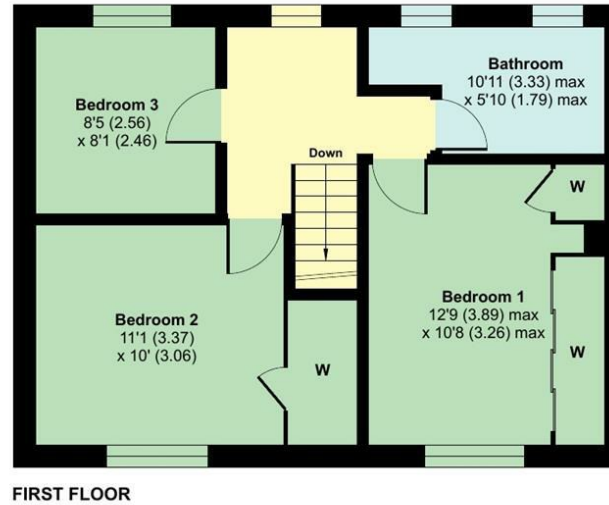
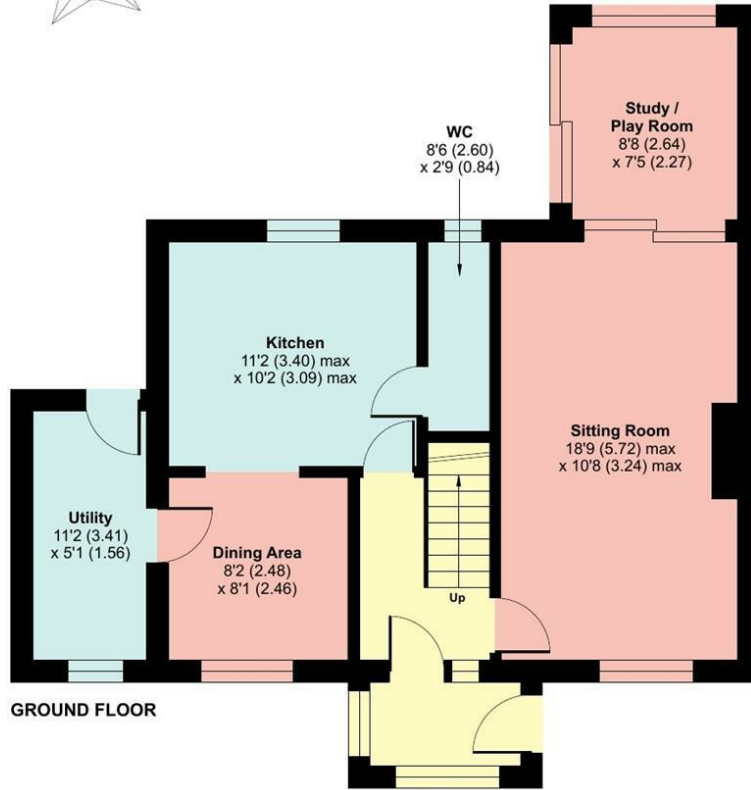
COUNCIL TAX BAND C



Wantage, OX12 9RU

Approximate Area = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		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			
		73	79
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

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

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD 01.26**

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

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



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.