



1 Childrey Way, East Challow

Guide Price **£265,000**

Waymark

1 Childrey Way

East Challow, Wantage

Nestled in an elevated village setting, this three bedroom semi-detached property offers an exceptional opportunity for those seeking a home with vast potential.

The property benefits from a good sized garden, featuring two separate reception rooms with the kitchen to the front, there are also some useful storerooms, an outside wc and a workshop with further potential subject to planning consent living and dining options and a separate kitchen. On the first floor there are three bedrooms, all of which are of a good size and a bathroom.

To the front of the property is an enclosed and lawned front garden with pedestrian access to the rear. The rear garden is of good size and has a southerly aspect with lawns, various shrubs and garden sheds.

Offered to the market with no onward chain, and although in need of modernisation, this property presents an attractive opportunity for buyers looking to personalise and add their own stamp.





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Material Information - The property is freehold, connected to mains water, gas, electricity and drainage. The property is heated via a gas fired system. Chances of flooding - very low according to gov.uk. Conservation area -no. Mobile signal - good. Broadband - Ultrafast available with Gigaclear according to Ofcom.

Please note: the property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information.



1 Childrey Way

East Challow, Wantage

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

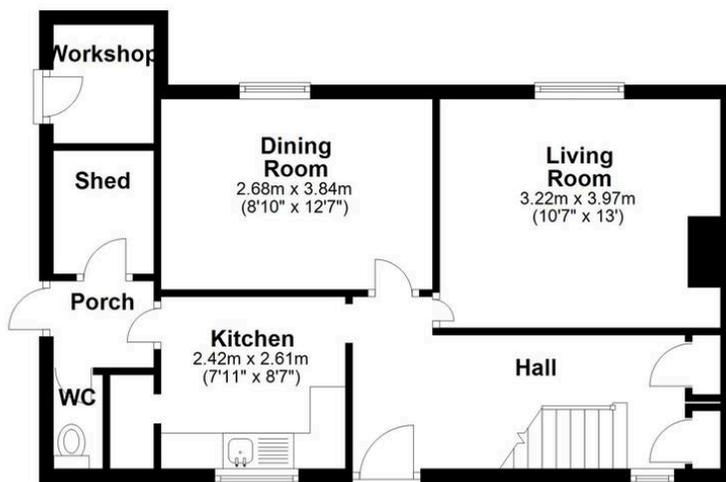
Tenure: Freehold

- Sought After Location in East Challow
- Three Bedroom Semi-Detached House
- Two Separate Reception Rooms
- In Need of Modernisation
- Good Sized Mature Gardens
- Chain Free Sale



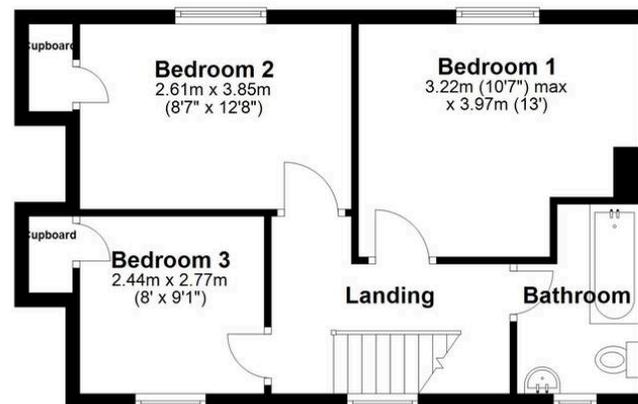
Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 93.0 sq. metres (1001.5 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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