



4 Eblands Place, Challow Road, Wantage OX12 9DR  
Oxfordshire, £350,000

Waymark

Challow Road, Wantage OX12 9DR

Oxfordshire

Freehold

**Beautiful & Extended Three Bedroom Family Home | Much Improved & Well Maintained By Current Owners | Living Room, Dining Room & Lovely Re-Fitted Kitchen With Built-In Appliances | Useful Utility Room & Stunning, Modern Four Piece Family Bathroom | Master Bedroom With Built-In Storage & Ensuite | Superb Second Bedroom & Bedroom 3 Boasting Built-In Wardrobes | Enclosed Rear Garden With Garage In A Block To The Rear | Prime Location Within Wantage, Close To Amenities**

#### Description

A beautiful and much improved three bedroom end of terrace family home situated in a convenient Market Town location of Wantage providing walking distance to schools, amenities and easy access into the town. Having been well maintained by the current owners, the property should be viewed to fully appreciate.

The light and airy accommodation briefly comprises of entrance porch, living room with feature fireplace, spacious dining through to modern re-fitted kitchen with built-in appliances, separate useful utility area on the ground floor. The first floor consists of a landing, stunning, modern re-fitted four piece family bathroom, bedroom three benefitting from built-in wardrobes and the master bedroom with large built-in wardrobe and ensuite. The top floor boasts a superb second bedroom which is currently being used as the master.

Externally there is an enclosed rear garden which includes a patio with the remainder laid to lawn and gated side pedestrian access. The garage is located in a block to the rear.

The property is freehold, connected to mains gas, water, electricity and drainage. There is upVC double glazing throughout and the property is heated via a gas fired boiler which was replaced in 2019 and operated by Hive controls.

#### Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools as well as being in the catchment area for Stockham Primary School which has an 'Outstanding' Ofsted report. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

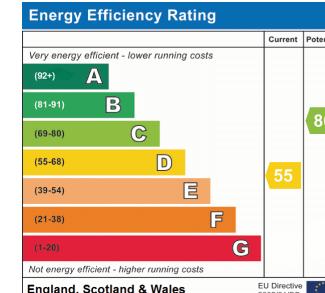
#### Viewing Information

By appointment only please.

#### Local Authority

Vale of White Horse District Council.

Tax Band: C



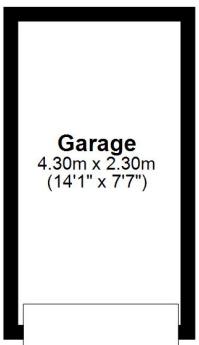
**Waymark**  
**Wantage Office**

T: 01235 645645

E: wantage@waymarkproperty.co.uk

## Ground Floor

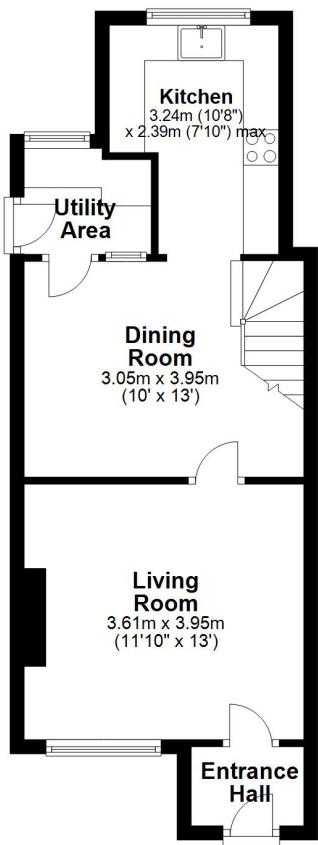
Approx. 48.5 sq. metres (521.7 sq. feet)



**Garage**  
4.30m x 2.30m  
(14'1" x 7'7")

## First Floor

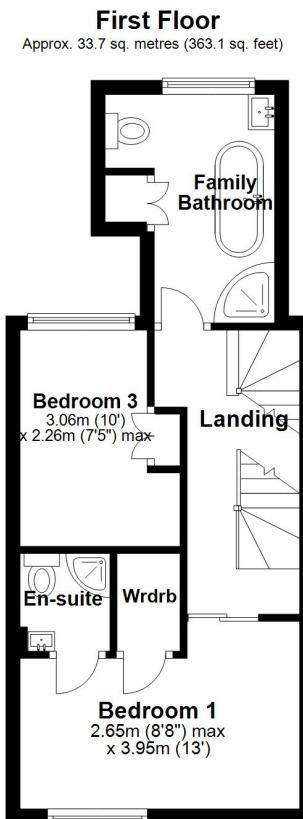
Approx. 33.7 sq. metres (363.1 sq. feet)



**Dining Room**  
3.05m x 3.95m  
(10' x 13')

**Living Room**  
3.61m x 3.95m  
(11'10" x 13')

**Entrance Hall**

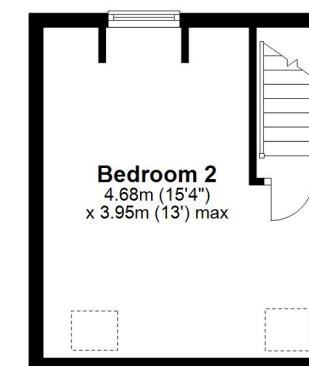


**Bedroom 3**  
3.06m (10')  
x 2.26m (7'5") max

**Bedroom 1**  
2.65m (8'8") max  
x 3.95m (13')

**Family Bathroom**

Approx. 18.5 sq. metres (198.9 sq. feet)



**Bedroom 2**  
4.68m (15'4")  
x 3.95m (13') max

**Total area: approx. 100.7 sq. metres (1083.7 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Important Notice:** These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

