



West Street, Childrey OX12 9UH
Oxfordshire, £300,000

Waymark

West Street, Wantage OX12 9UH

Oxfordshire

Large south facing garden adjoining fields | Sought after village location | Renovation Project | Potential to extend (subject to planning) | 3 Bedrooms | 3 reception rooms

Description

Positioned along a quiet no-through road in the desirable village of Childrey, this property offers an exciting opportunity to renovate and create a home enjoying a large south facing rear garden and open green space to the front.

Internally the property provides on the ground floor; an entrance hall, sitting room, dining room, kitchen with pantry, cloakroom and utility room. Stairs from the hall lead up to the first floor where there are 3 double bedrooms and a bathroom.

Externally there is an enclosed garden to the front which wraps around the side and opens out to a large rear garden laid mainly to lawn, bordering open fields beyond. There is a store attached to the main house, accessed from the rear garden.

The property does require internal redecoration throughout and renovation in part and is heated centrally by an air source heat pump. We understand the property is freehold

and is connected to mains water, electricity and drainage.

Location

Childrey is a highly sought after village which is located on the edge of The Ridgeway and conveniently located about 2.5 miles west from the historic Market Town of Wantage. The village itself is clustered around a duck pond and made up of a variety of individual property from period houses & cottages. Amenities include a well-regarded primary school, a church and chapel, village hall, playing fields, village shop and coffee shop. There are extensive walks in and around the village and over the neighbouring open countryside. Further facilities and schools, together with a twice weekly market can be found in Wantage.

Viewing Information

Viewings by appointment only please.



Waymark
Wantage Office

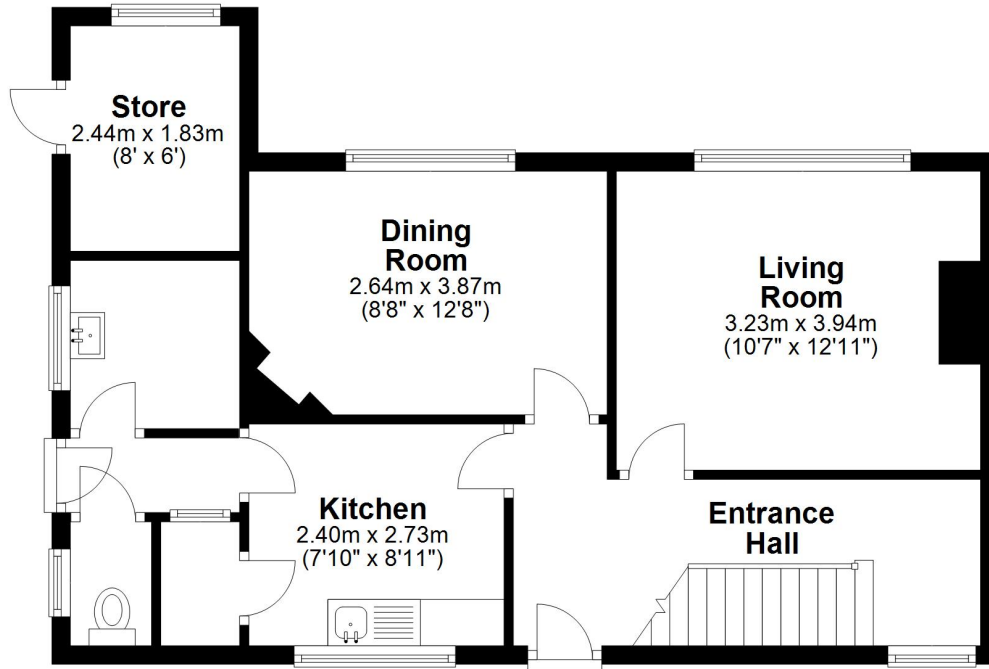
T: 01235 645645

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

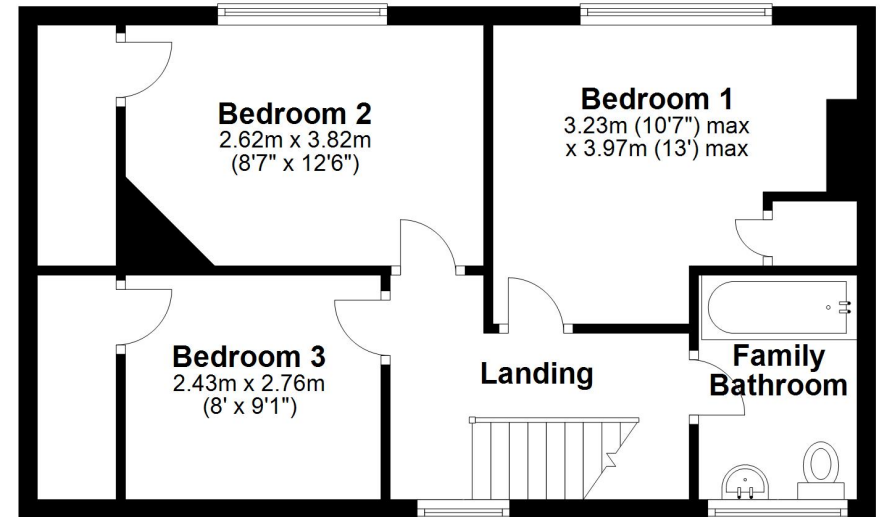
Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 98.8 sq. metres (1063.3 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.

