



The Old Thatch, High Street, Childrey, Wantage OX12 9UA  
Oxfordshire, £800,000

Waymark

# High Street, Wantage OX12 9UA

Oxfordshire

Freehold

## Charming Three Bedroom Grade-II Listed Country Cottage | Picturesque Village Location | Three Reception Rooms & Kitchen | Ground Floor Bathroom & Useful Utility Room | Bursting with Beautiful Characterful Features | Well-Tended & Beautifully Landscaped Rear Garden

### Description

Situated within the heart of the picturesque village of Childrey, this delightful three-bedroom detached Grade-II listed cottage is bursting with character and timeless appeal. From the moment you arrive, you'll be charmed by its classic thatched roof, welcoming façade, and peaceful surroundings.

Inside, the property features a country kitchen, three inviting reception rooms, and a beautiful conservatory overlooking the superb private rear garden—perfect for enjoying the outdoors in complete privacy. The living room is the heart of the home, complete with a traditional log burner for warm and relaxing evenings. Completing the ground floor accommodation is the family bathroom and useful utility room. Upstairs, three bedrooms offer comfortable accommodation and a cloakroom offering extra functionality for family or guests.

Step outside into a beautifully maintained rear garden that perfectly complements the cottage's charm. This outdoor space is a true haven, featuring a lush lawn bordered by mature shrubs, colourful flower beds, and patio areas providing the perfect spot for al fresco dining or morning coffee. Whether you're a keen gardener or simply someone who appreciates natural beauty, this delightful garden is sure to become a favourite place to unwind and enjoy the seasons.

A double garage to the side of the property provides convenient parking and additional storage. In addition to its existing charm and character, the property also offers vast potential for enhancement or further development (subject to the necessary planning permissions). Whether you're looking to extend, reconfigure, or modernise, this home provides an exciting opportunity to create a truly bespoke residence in a stunning rural setting.

**Material Information:** The property is freehold, connected to mains water, electricity and drainage. The property is heated via electric heating throughout.

### 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

By appointment only please.

### Local Authority

Vale of White Horse District Council.

Tax Band: F

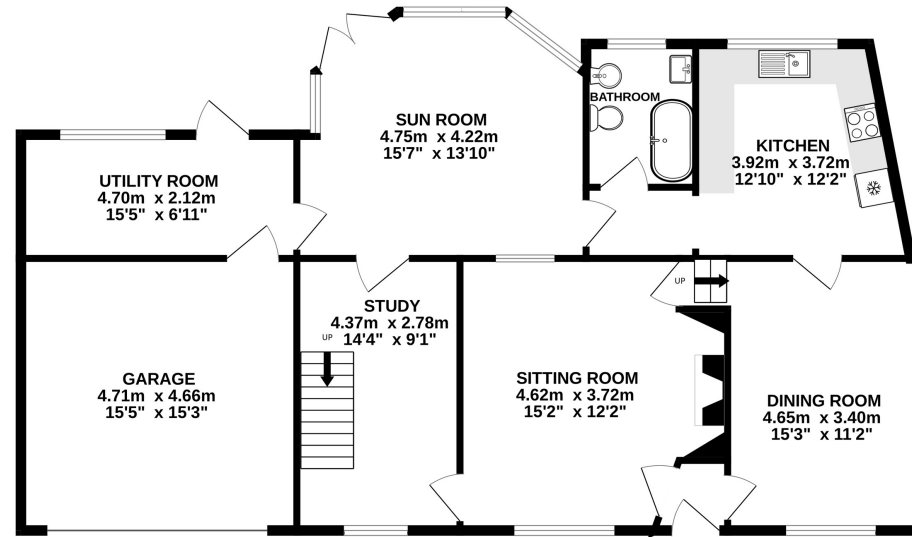


Waymark  
Wantage Office

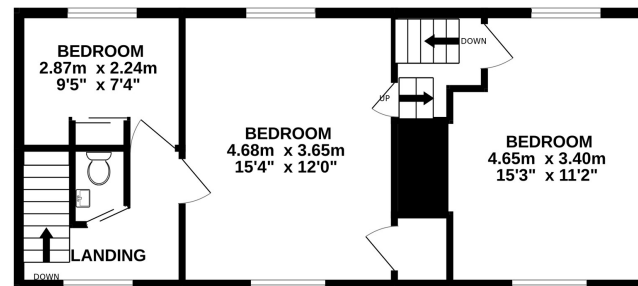
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**GROUND FLOOR**  
119.3 sq.m. (1284 sq.ft.) approx.



**1ST FLOOR**  
48.9 sq.m. (527 sq.ft.) approx.



OLDE THATCH HIGH STREET CHILDEY OX12 9UA

**TOTAL FLOOR AREA : 168.2 sq.m. (1811 sq.ft.) approx.**

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.  
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