



7 Stowhill, Childrey, Wantage OX12 9XQ  
Oxfordshire, £325,000

Waymark



# Stowhill, Wantage OX12 9XQ

Oxfordshire  
Freehold

**Delightful Two Bedroom Cottage | Dating Back To The 18th Century The Property Is Brimming With Character | Spacious Living Room With Inglenook Fireplace | Kitchen/Breakfast Room With Solid Oak Worktops & Breakfast Bar | Two Generous Bedrooms With Built-in Storage | Stylish Re-Fitted Bathroom Finished To A High Standard | Enclosed South Facing Rear Garden | Beautiful Views Over Countryside To The Rear | Highly Popular Village Location**

### Description

Dating back to the 18th century, is this beautiful and charming two bedroom cottage, nestled in the heart of the ever sought after village of Childrey. Bursting with character, this delightful cottage has been tastefully improved by the current owner and offers stunning views over countryside to the rear.

You enter the property via a useful porch with built-in storage, which gives access to the spacious living room complete with charming wooden beams, stunning Inglenook fireplace now home to a log burner and beautiful limed engineered oak flooring. The kitchen/breakfast rooms offers wall and floor mounted cabinets complemented by solid oak worktops and breakfast bar to the rear of the kitchen. To the first floor you will a landing, stylish and contemporary re-fitted bathroom, light and airy master bedroom with built-in wardrobes and second bedroom with useful built-in storage and views to the rear.

Externally the property boasts an enclosed south facing rear garden accessed via steps leading to a central lawn with mature trees and hedge border. The frontage benefits from mature shrubs and trees with area of pretty flower beds and path leading to front door.

Furthermore, the property has been improved and well maintained to a high standard by the current owner and the property should be viewed internally to fully appreciate.

Material Information - The property is Freehold, connected to mains water, electricity and drainage. The property is heated via electric heaters and a log burner. Conservation Area: Childrey. Please open 'Brochure 1' for further

material information including flood risk, mobile and broadband signal and more.

### 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

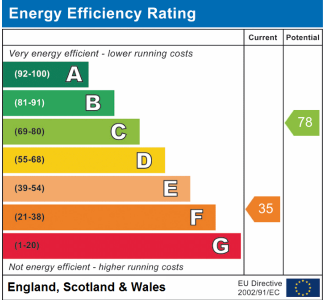
Vale of White Horse District Council.

Tax Band: C



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Wantage Office

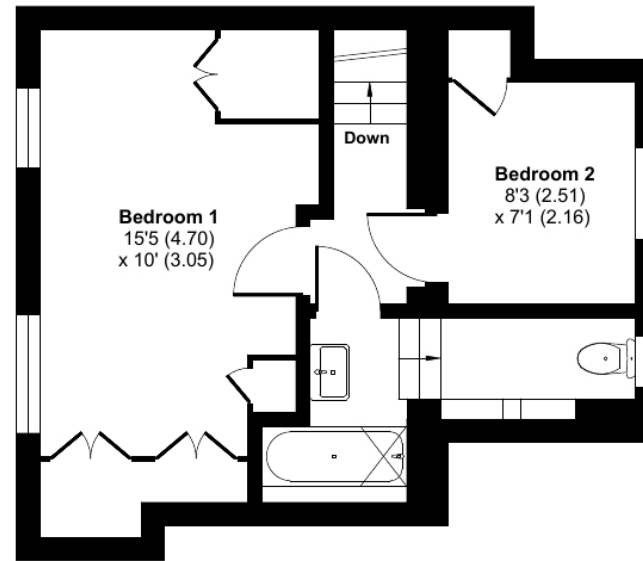
T: 01235 645645  
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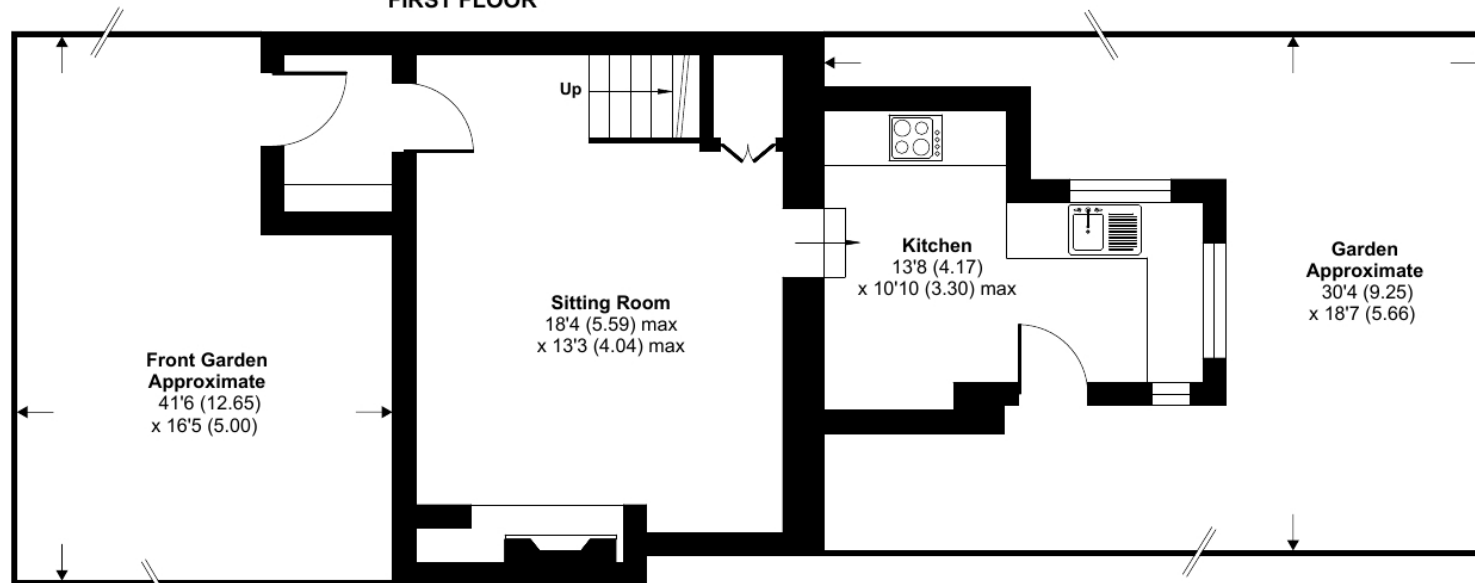
# Stowhill, Childrey, Wantage, OX12

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Waymark Property. REF: 1024233

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