



Maycroft, Stowhill, Childrey, Wantage, Oxfordshire OX12 9XQ
Oxfordshire, £750,000

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Oxfordshire

Freehold

Impressive Four Bedroom Bungalow With Attached One Bedroom Annex | Dual Aspect Living Room, Separate Dining Room & Kitchen | Utility Room & Cloakroom | Pleasant Aspect From All Rooms | Beautiful Wrap Around Gardens With Double Garage & Driveway For Several Vehicles | Superb One Bedroom Annex Providing a Potential Rental Investment | Set Back Off The Road In The Ever Sought After Location of Childrey | Internal Viewing Highly Advised!

Description

Situated on approximately 1/4 acre plot, is this spacious and versatile four bedroom detached bungalow with attached one double bedroom annex which should be viewed internally to fully appreciate all there is to offer.

The impressive accommodation briefly comprises of: large entrance hall, kitchen through to utility room, dining room with tilt and slide doors onto the lovely garden, dual aspect living room boasting a pleasant outlook with 'French' doors onto the garden, modern family bathroom and four bedrooms with built-in wardrobes and ensuite to master. The one bedroom annex lends itself to a multitude of purposes as well as a potential rental opportunity and comprises of; entrance hall, large open plan living/dining/kitchen room with sliding patio doors onto the garden, modern fitted family bathroom and generous master bedroom. There is a door from the annex into the second bedroom of the bungalow which was added by the current owners, however this could be put back should you wish to use as a self contained annex.

Externally the property benefits from beautiful and private wrap around gardens which include two patio areas which are perfect for outside seating and dining, central manicured lawns bordered by mature flowers, shrubs and trees adding to the overall privacy. To the front is a large driveway providing off road parking for several vehicles along with a double garage. To the side of the garage is a further lawn area which currently houses a camper van, with further room for more cars, should you wish for even more parking.

Furthermore, the property is located within the ever sought after location of Childrey, set back off the road in the prestigious 'Stowhill', boasting a pleasant outlook from all rooms.

The property is freehold, connected to mains water and electric. The property is heated via oil fired central heating and there is uPVC double glazing throughout. The annex utilities are separate from the bungalow, apart from the water which is on a combined meter, and the council tax is band A.

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




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82



Total area: approx. 215.3 sq. metres (2317.5 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.