



6 Chapel Way, Childrey OX12 9UU
Oxfordshire, £290,000

Waymark

Chapel Way, Wantage OX12 9UU

Oxfordshire

Freehold

Sought after village location | Renovation project | Potential to extend (subject to planning) | Large south facing rear garden | Edge of village with access to footpaths | 3 bedrooms

Description

Situated at the end of a quiet cul-de-sac and accessed by foot, this property offers an exciting renovation project with plenty of scope to extend, subject to obtaining the necessary planning consents.

The property provides on the ground floor; an entrance hall, sitting room, dining room, kitchen with a door out to the rear garden and a shower room. Stairs from the hall lead to the first floor where there are 3 double bedrooms and a spacious landing. The property does require decorative attention and modernisation throughout.

Externally the property is approached across an open green area which leads into a private front garden. The garden wraps around the side of the property and opens out to a large south facing rear garden. The gardens are rather overgrown but offer a purchaser plenty of potential. Communal on-street parking is available on Chapel Way.

The property is heated by wall mounted electric heaters and an immersion tank provides hot water. We understand the property is connected to mains water, sewerage and electricity. There are

PV panels on the roof. We understand the property is freehold.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



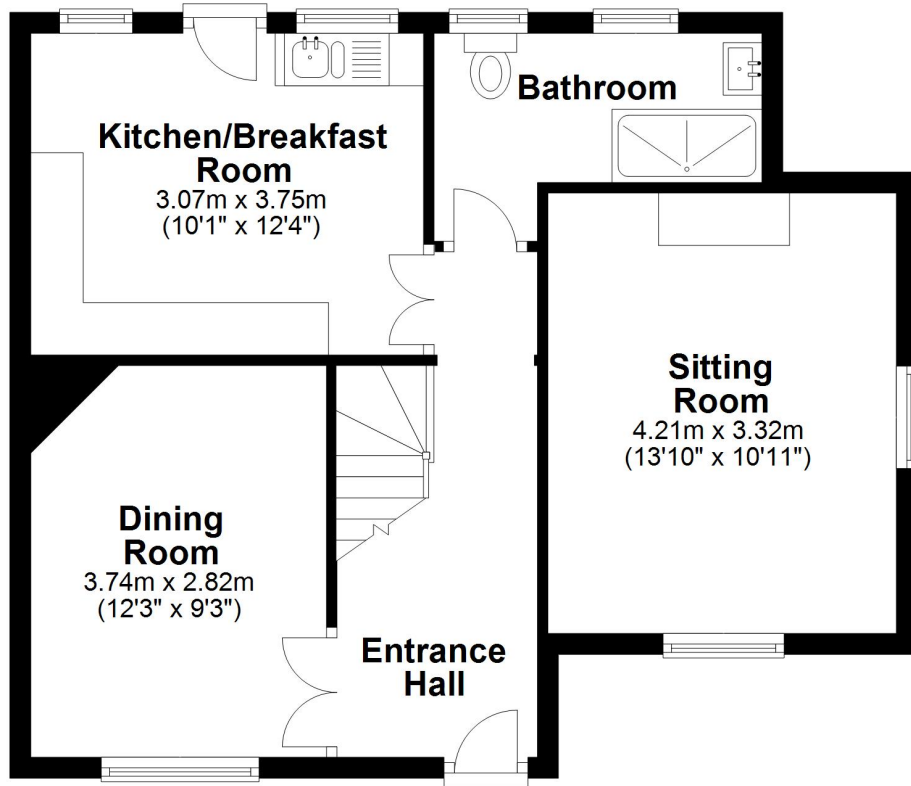
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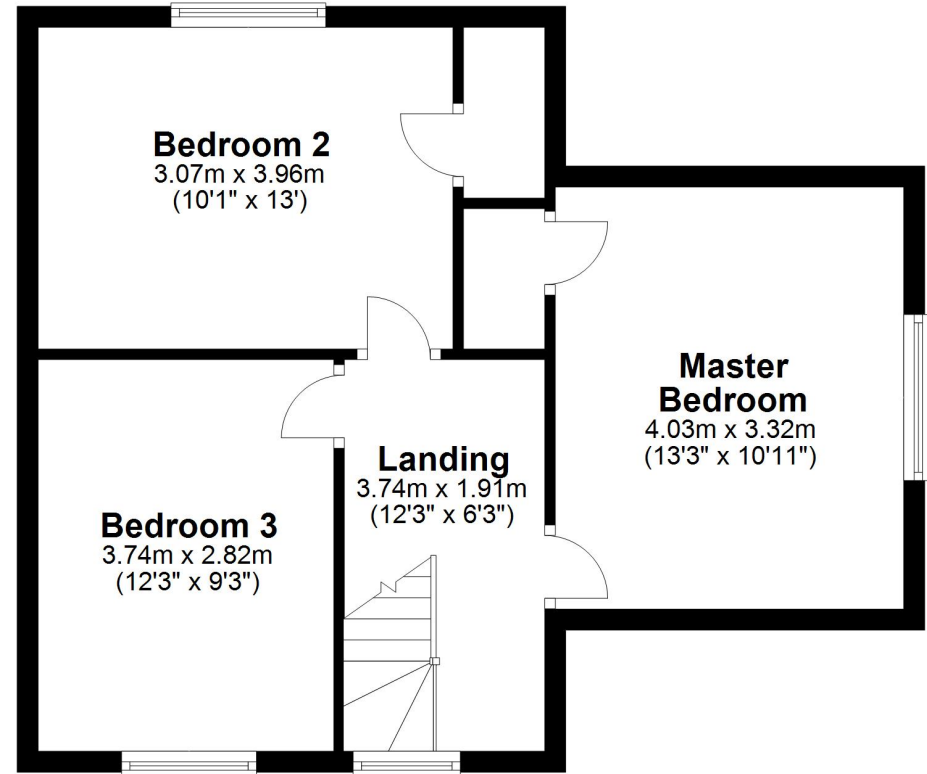
Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.2 sq. feet)



Total area: approx. 98.3 sq. metres (1058.0 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.

