

1 Willow Cottages, Letcombe Hill, East Challow, Wantage, Oxfordshire OX12 9RW  
Oxfordshire, £350,000

# Letcombe Hill, Wantage OX12 9RW

Oxfordshire

Freehold

**An Attractive Two Bedroom Semi-Detached Cottage | Good Size Kitchen, Living Room With Log Burner & Dining Room With Feature Vaulted Ceiling | Useful Utility Room, Ground Floor Shower Room & Modern Family Bathroom | Two Generous Double Bedrooms | Bursting With Character With Beautiful Exposed Beams | Large Enclosed Rear Garden Screened By Mature Trees To The Rear | No Onward Chain - Viewing Highly Advised!**

## Description

An attractive and charming two bedroom extended semi-detached cottage which has been improved and well maintained over the years. Offered for sale with NO ONWARD CHAIN, this beautiful property should be viewed internally to fully appreciate all there is to offer.

Bursting with character, the accommodation briefly comprises on the ground floor of utility area, useful shower room, living room with feature log burner, spacious kitchen and a superb dining room complemented by a vaulted ceiling and exposed beams. The first floor consists of a modern family bathroom and a good size master bedroom with built-in wardrobes. The top floor boasts a generous second bedroom.

Externally the westerly facing and large enclosed rear garden includes a patio area which is perfect for outside dining and entertaining. Steps leading to the remainder of the garden which is laid to lawn with flowers and shrubs borders. Adding to the overall privacy are the mature trees at the rear of the garden. To the front you will find a driveway providing off road parking for one car with steps leading to the pretty front garden.

Furthermore, the property is situated within the ever sought after village of East Challow, just a short walk into beautiful open countryside or into the Market Town providing access to local amenities.

**Material Information:** The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is double glazing throughout. Formerly one property named Willow Cottage, planning permission was obtained in 1998 to change into two dwellings P97/V1496/COU. There is a covenant which states: 'A right for the Personal Representatives of 'X' deceased or their successors in title as owners of a neighbouring cottage to draw water from the said well for all domestic purposes and for such purpose to enter upon the piece of garden ground hereby assured'. The gov.uk website shows this property to be 'very low' flood

risk. Not in a coal or mining area. Conservation area: No. According to Ofcom the mobile signal is available as follows: EE Limited, Three None, O2 Limited, Vodafone Limited. According to Ofcom there is broadband coverage up to Ultrafast. For further details please refer to the Ofcom website.

## Location

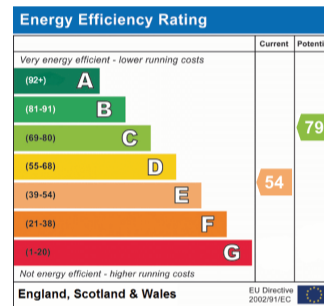
East Challow is situated 1 mile to the west of Wantage, within the Vale of White Horse and with footpath access to the town. The village boasts a popular primary school with an attached pre-school, village hall, church and popular cricket club. The adjacent market town of Wantage is steeped in history through its association with King Alfred the Great, and offers a comprehensive range of amenities including major high street retailers, supermarkets, leisure and recreational facilities, as well as the weekly market in the square. Further information on the town can be found at [www.wantage.com](http://www.wantage.com). The town is well provided with schools, both at primary and secondary level and there are a number of excellent public schools within the area. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40) and to the south M4 J14 (c.9.4 miles). Didcot is situated to the east and provides a main line rail service to London (Paddington c.45mins).

## Viewing Information

By telephone appointment only please.

## Local Authority

Tax Band: D



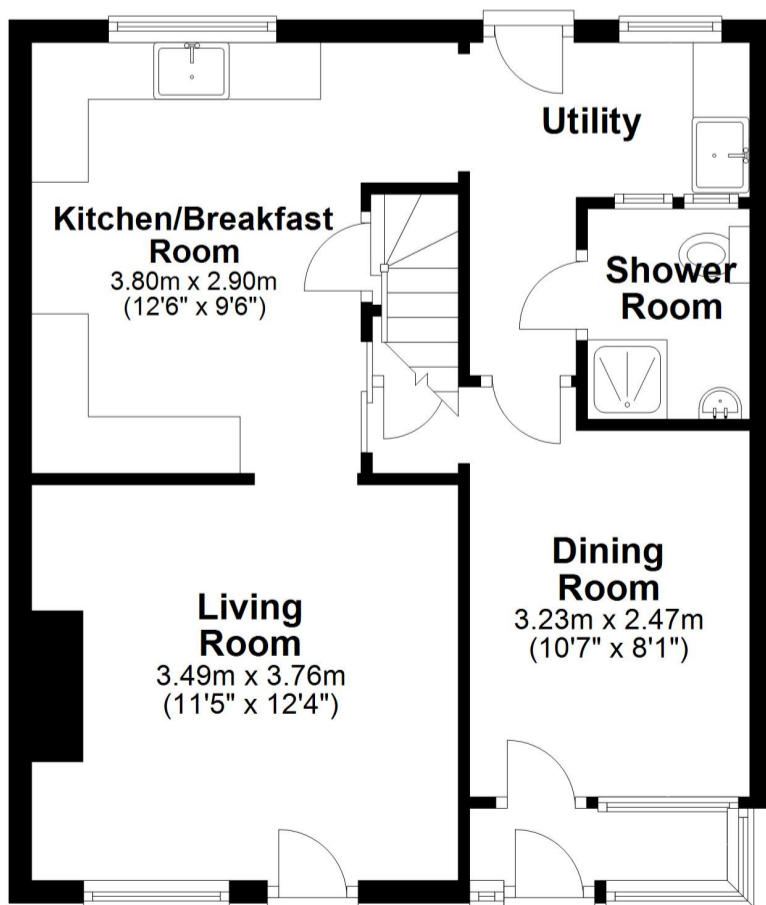
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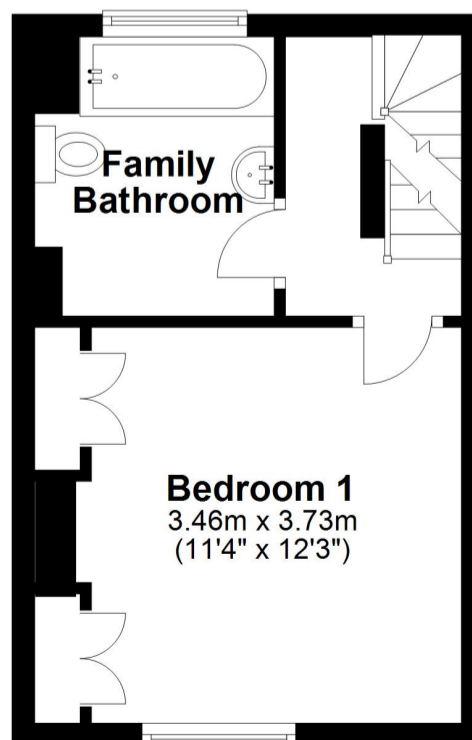
## Ground Floor

Approx. 46.6 sq. metres (501.9 sq. feet)



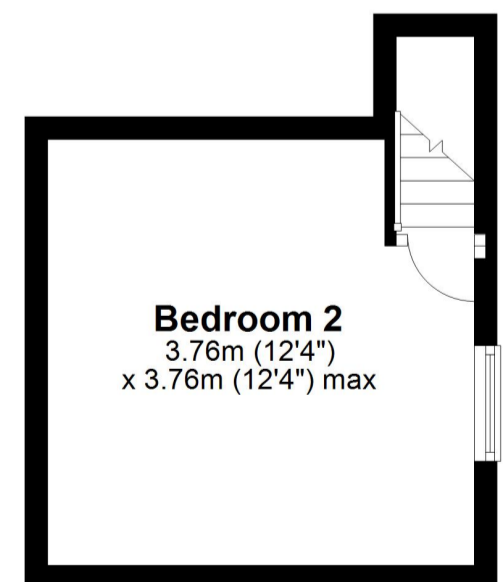
## First Floor

Approx. 22.4 sq. metres (241.2 sq. feet)



## Second Floor

Approx. 14.7 sq. metres (158.7 sq. feet)



**Total area: approx. 83.8 sq. metres (901.8 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.