



14 West Street, Childrey, Wantage OX12 9UH  
Oxfordshire, £450,000

Waymark



# West Street, Wantage OX12 9UH

Oxfordshire

Freehold

**Well Presented Three Bedroom Semi-Detached Family Home | Superb Overall Plot With Uninterrupted Views Over Open Countryside To The Rear | Generous Bedrooms & Modern Family Bathroom | Good Size Kitchen/Dining Room & Spacious Living Room | Impressive & Spacious Garden Room | South Facing, Landscaped Rear Garden | Large Frontage & Driveway Parking For c. 4 Cars | Popular Village Location - Viewing Highly Advised!**

## Description

A fantastic opportunity to purchase this well presented three bedroom semi-detached home benefitting from a generous overall plot with uninterrupted views over countryside to the rear. Situated within the ever sought after village of Childrey, the property should be viewed at the earliest opportunity to avoid disappointment.

On entering the property you are greeted by a light and airy entrance hall giving access to the good size kitchen/dining room and spacious living room. Completing the ground floor accommodation is the impressive garden room measuring a spacious 17' x 11". The first floor boasts a landing with window adding to the light and airy feel, modern family bathroom and three generous bedrooms. Bedrooms 2 and 3 both benefits from eaves space which are currently being used as wardrobes and storage space.

Externally the good size and landscaped rear garden boasts a south facing, sunny aspect and includes a large patio area which is perfect for entertaining, large area of raised stone chippings which is ideal for additional seating area, steps leads to remainder of the garden which is laid to lawn interspersed with flowers and mature trees. There is an enclosed pretty front garden along with a driveway proving off road parking for c.4 vehicles and an additional lawn area which measures approximately 196ft and could be used as further parking should you desire.

The property is freehold, connected to mains water, electricity and drainage.

The property is heated via electric heating and there is uPVC double glazing throughout. Please refer to the agent regarding the EPC.

## 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



**Waymark**  
**Wantage Office**

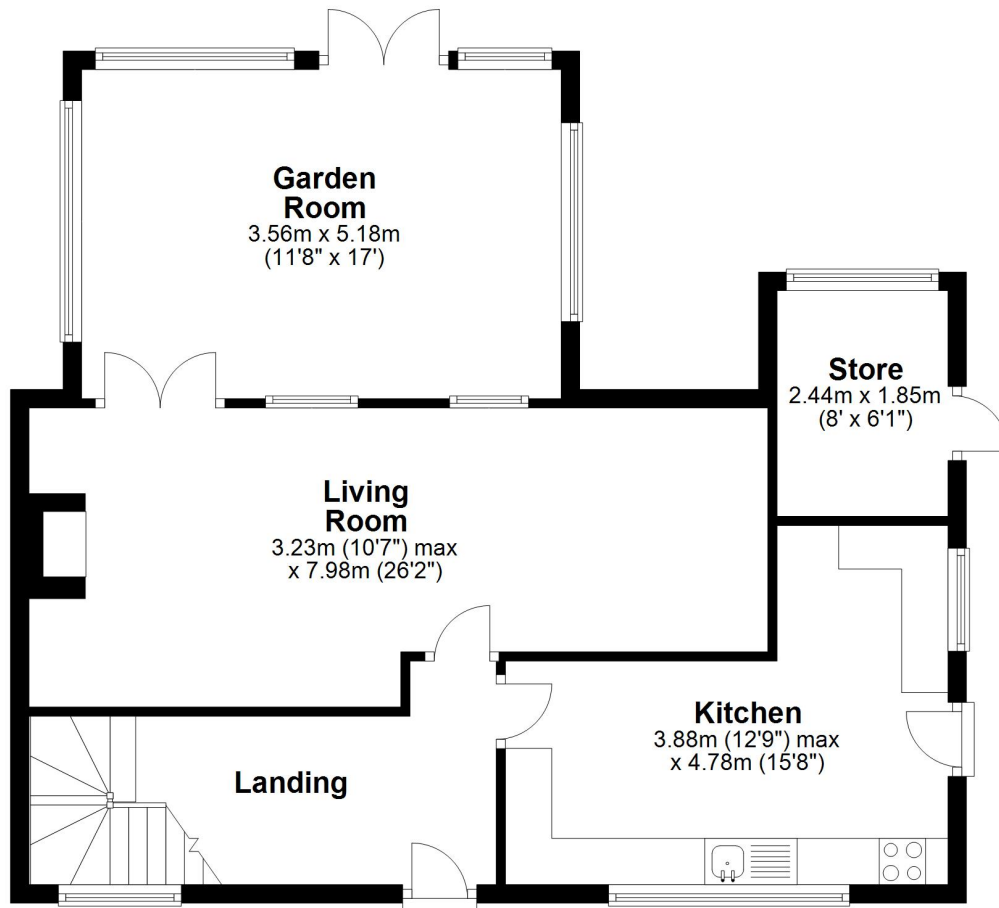
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		36	82
		<small>EU Directive 2002/91/EC</small>	

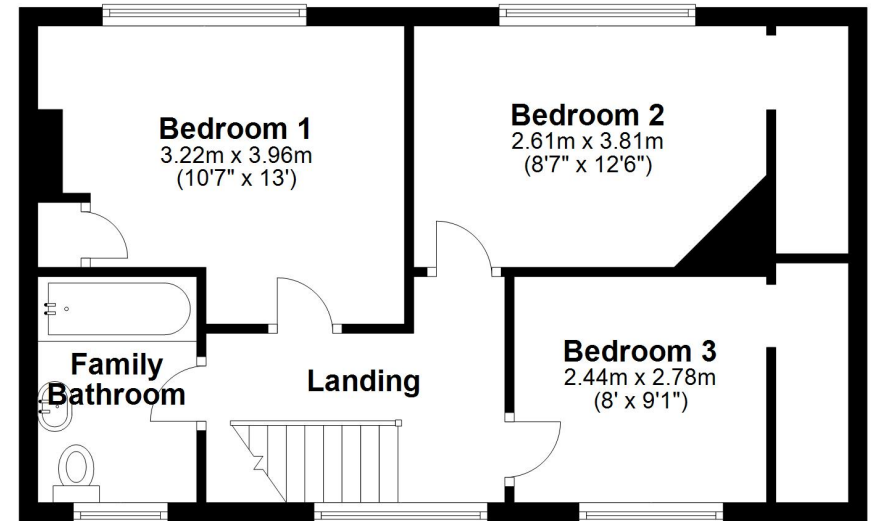
## Ground Floor

Approx. 72.4 sq. metres (779.4 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



**Total area: approx. 117.7 sq. metres (1266.8 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.



