



12 Meadow Court, East Challow, Wantage OX12 9WQ
Oxfordshire, £530,000

Waymark

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Oxfordshire

Freehold

Modern Four Bedroom End of Terrace Family Home | Spacious Kitchen/Dining Room With Built-In Appliances | Living Room With Feature Panoramic Glass Bay Window | All Generous Double Bedrooms | Modern Four Piece Family Bathroom & Two Ensuites | Recently Landscaped Rear Garden With Views Over Countryside | Viewing Highly Recommended!

Description

Situated within a quiet development within the lovely village of East Challow, is this modern four bedroom end of terrace family home benefitting from all generous double bedrooms with two ensuites, beautiful ground floor accommodation and uninterrupted views over countryside from the rear. This lovely property should be viewed internally to fully appreciate all there is on offer.

The light and airy accommodation briefly comprises of entrance hall with useful bespoke under stairs storage, cloakroom, living room with panoramic glass bay window boasting a pleasant outlook and the stunning kitchen/dining room. The kitchen is complete with a range of wall and floor mounted cabinets, Ceaserstone worktops with built-in appliances to include, oven with separate induction hob, microwave, fridge/freezer and dishwasher. Completing the ground floor accommodation is the useful utility room with space for washing machine. The first floor consists of a study area and landing, modern four piece bathroom and four generous bedrooms with the master and second bedrooms both occupying ensuites.

Externally the garden benefits from being recently landscaped and backs on to open countryside. The garden includes a large patio which is perfect for outside seating and dining, remainder laid to lawn with central pergola and bordered by flowers and shrubs.

Located on the side of the property is the carport which has been secured to provide storage and is complete with two double electric power sockets with the remainder of the carport providing enough space for one car next to the property. The development also offers ample additional visitors spaces.

The property benefits a high quality finish to include under floor heating throughout the ground floor, high quality kitchen with soft close doors and drawers, recessed LED spotlights to wall units, inset spot downlighters in all rooms, tv points to kitchen and all bedrooms along with ceramic tiling to the kitchen and utility room.

In addition, the property boasts a Mechanical Ventilation with Heat Recovery system (MVHR) which extracts air from contamination areas (kitchen/bathroom etc.) and supplies fresh air to living areas, reducing draughts within the home. Also, a Rainwater Harvesting system using technology that collects and stores rainwater to be used for garden watering/sprinklers and vehicle washing.

Furthermore, the property is situated within lovely rural surroundings whilst benefitting from easy

walking distance of the delightful village of East Challow and only 1 mile away from the ever sought after Market Town of Wantage.

The property is freehold and is connected to LPG gas, electricity, water and septic tank drainage. Constructed by Neptune Group the current owner has enjoyed living here from new in 2023 which leaves circa 9 years remaining on the global home guarantee. There is an annual estate management fee to pay which we believe is circa £840 per annum.

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. 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 appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



Waymark
Wantage Office

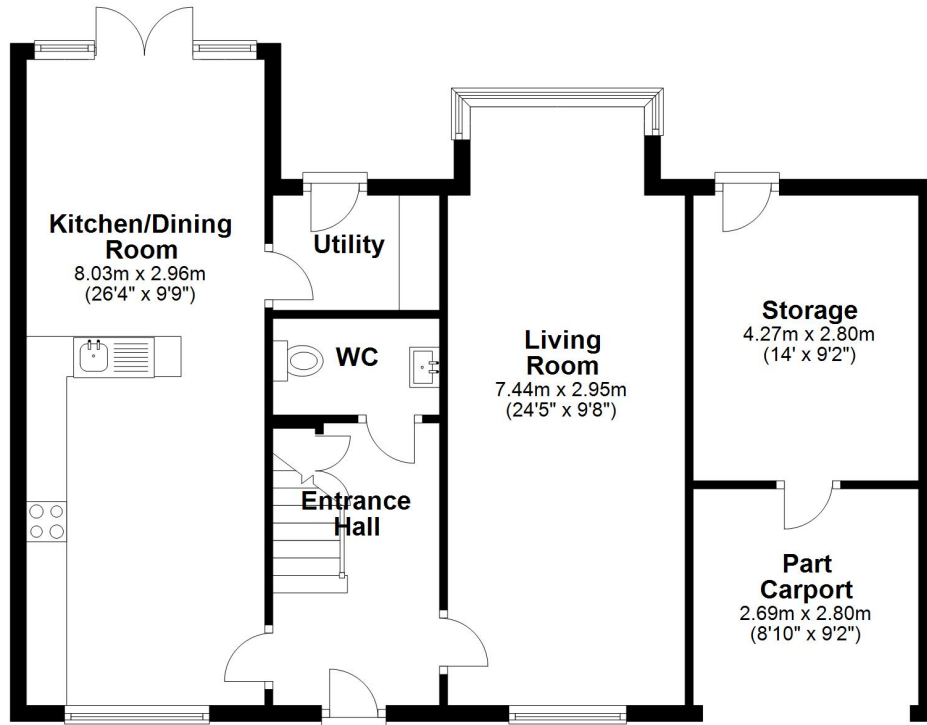
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

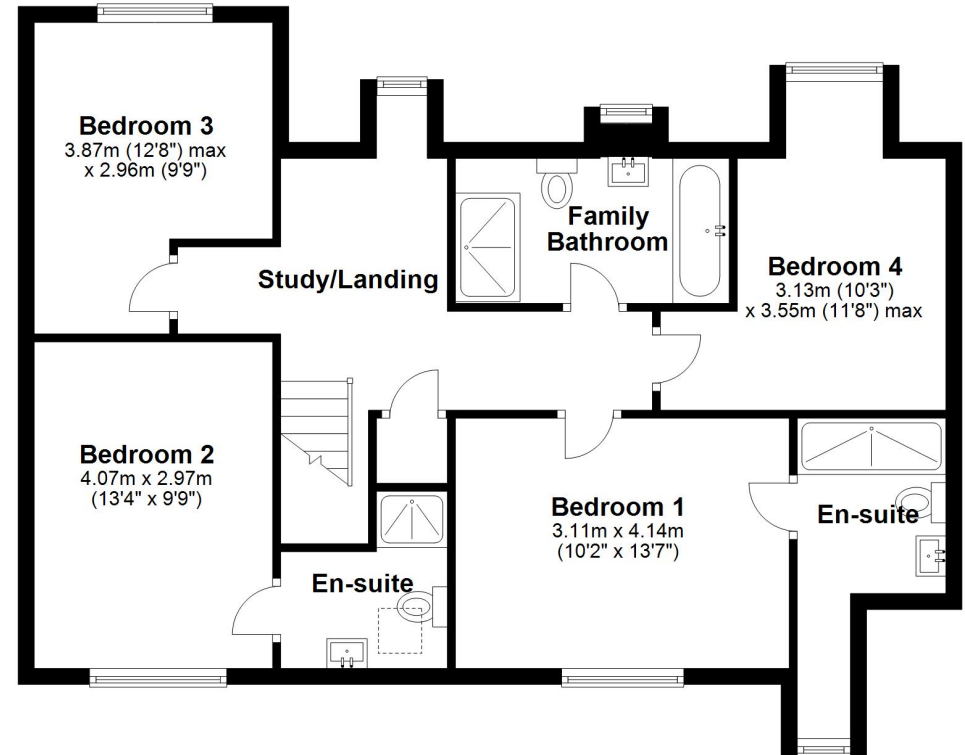
Ground Floor

Approx. 77.6 sq. metres (835.6 sq. feet)



First Floor

Approx. 78.2 sq. metres (842.2 sq. feet)



Total area: approx. 155.9 sq. metres (1677.8 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.

