



Chapel Way, Childrey OX12 9UU  
Oxfordshire, £250,000

Waymark



# Chapel Way, Wantage OX12 9UU

Oxfordshire

Freehold

Large front and rear gardens | Renovation project | Desireable village location | 3 bedrooms | Potential to extend (STP)

### Description

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

The property provides on the ground floor; an entrance hall, sitting room which runs the full length of the property, utility room and a kitchen with a door out to the rear garden. Stairs from the hall lead to the first floor where there are 3 bedrooms, a spacious landing a family bathroom and a separate WC. The property does require decorative attention and modernisation throughout.

Externally the property is approached across a large front garden. There is an equally large garden to the rear.

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 and is Freehold.

Material Informtion: Please open Brochure 1 for further material information including flood risk, mobile and broadband signal and further information.

### 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 Wantag

### Viewing Information

Viewing by appointment only please.

### Local Authority

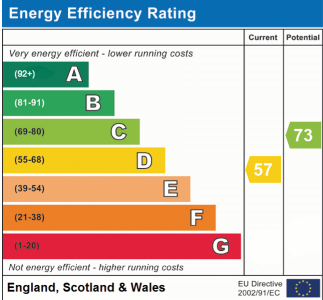
Vale of White Horse District Council.

Tax Band: C



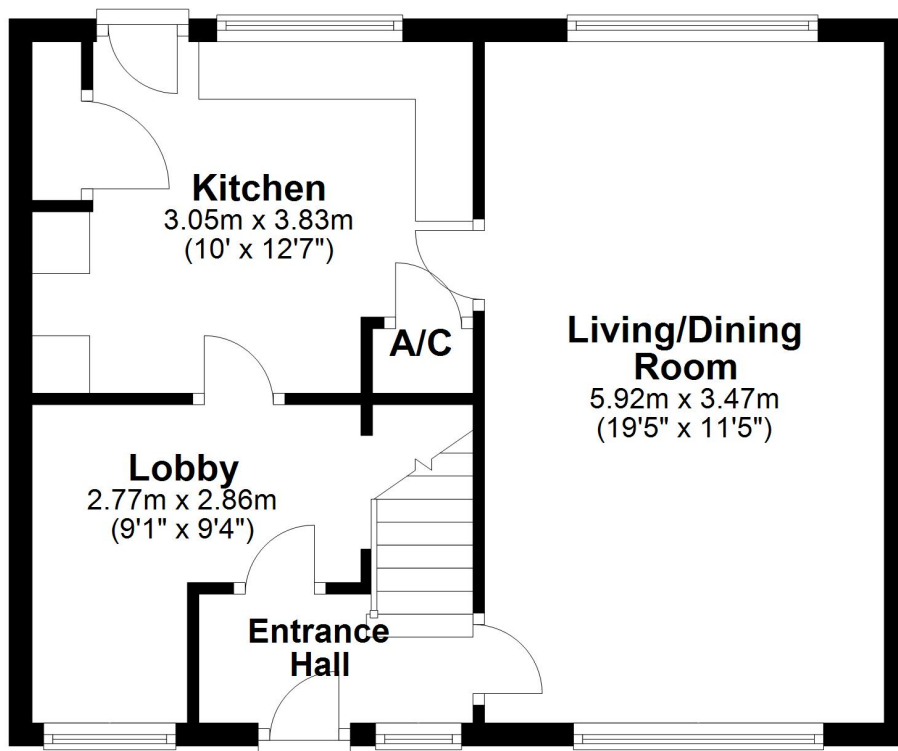
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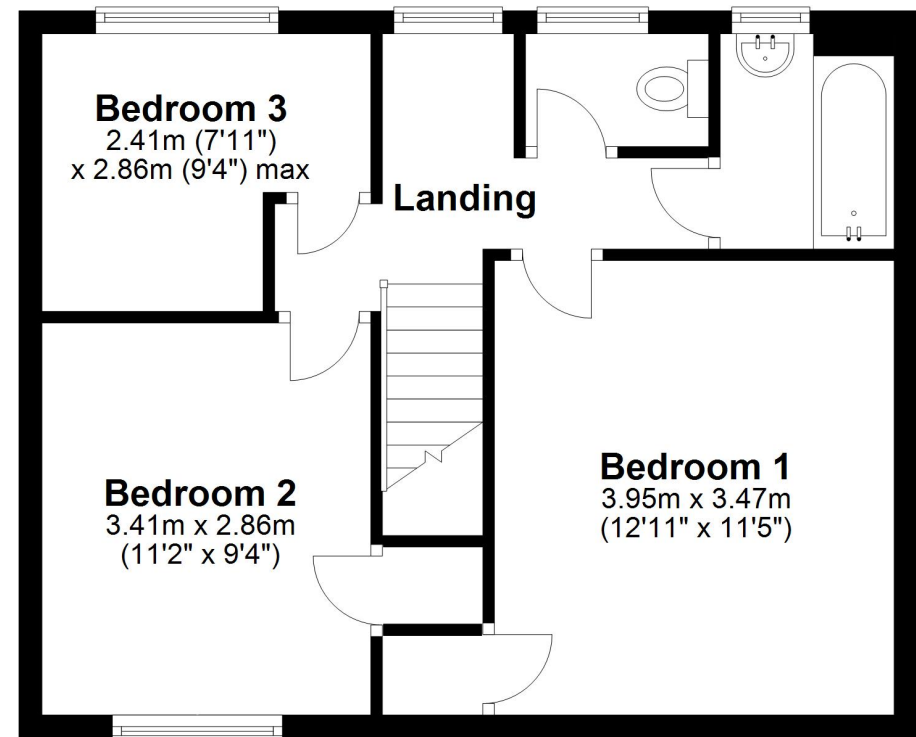
## Ground Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



**Total area: approx. 88.1 sq. metres (948.1 sq. feet)**

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.



