



11 Meadow Court, East Challow, Wantage, Oxfordshire OX12 9WQ  
Oxfordshire, Guide Price £550,000



# Meadow Court, Wantage OX12 9WQ

Oxfordshire

Freehold

**Impressive Four Bedroom Family Home | Uninterrupted Views To The Rear | Spacious Living Room & Stunning Kitchen/Dining Room | Ground Floor Cloakroom & Useful Utility Room | Two Ensuites & Four Piece Family Bathroom | Modern Eco-Built Barn Style House In An Exclusive Small Courtyard Development | Constructed & Maintained To A High Standard | Viewing Highly Recommended!**

## Description

An exciting opportunity to purchase this deceptively spacious four bedroom family home measuring an impressive 1660 square feet plus the carport, situated in an exclusive development with uninterrupted countryside views to the rear. Immaculately presented throughout, this stunning property should be viewed internally to fully appreciate all there is on offer.

On entering the property the central entrance hall gives access to the improved and upgraded cloakroom, the beautifully light and spacious 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 undermount sink and instant boiling tap along with built-in appliances to include, double oven/microwave, fridge/freezer and dishwasher. Completing the ground floor accommodation is the useful utility room with spaces for washing machine and tumble dryer. 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 landscaped rear garden backs on to open countryside, and includes a large patio which is perfect for outside seating and dining and remainder laid to lawn bordered by flowers and shrubs. Located on the side of the property is the carport providing off road parking for 2 cars. 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 downlights in all rooms, tv points to kitchen and all bedrooms along with ceramic tiling to the entrance hall, cloakroom, 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 mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout. Constructed by Neptune Group the current owners have enjoyed living here from new in 2022 which leaves circa 8 years remaining on the global home guarantee. There is an annual estate management fee to pay - please refer to the agent for more details.

## 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 appointment only please.

## Local Authority

Vale of White Horse District Council.

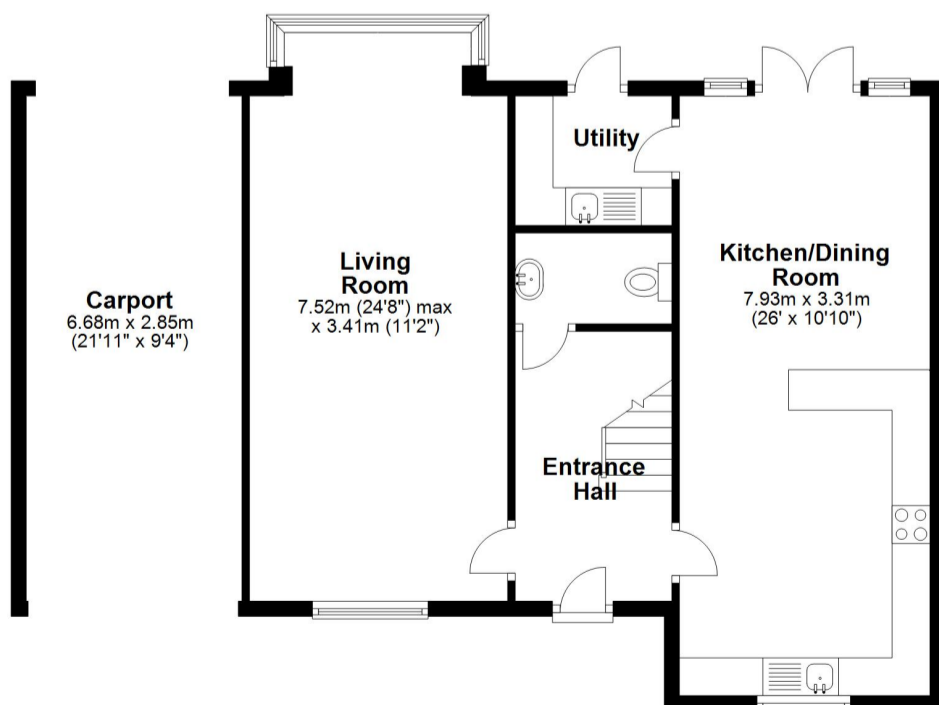
Tax Band: E



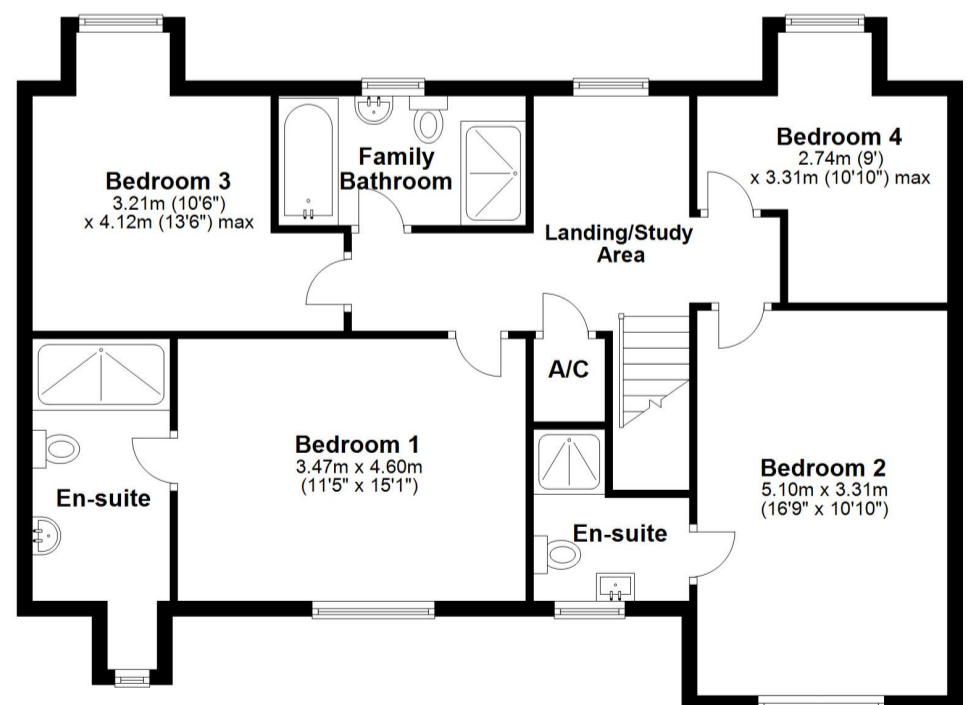
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	77
		EU Directive 2002/91/EC	

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**Ground Floor**  
 Approx. 86.0 sq. metres (925.5 sq. feet)



**First Floor**  
 Approx. 87.8 sq. metres (945.4 sq. feet)



Total area: approx. 173.8 sq. metres (1870.9 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.