



2 St Nicholas Place, East Challow, Wantage OX12 9SP  
Oxfordshire, Offers in Excess of £300,000

Waymark



# St Nicholas Place, Wantage OX12 9SP

Oxfordshire

Charming & Well Presented Two Bedroom Cottage | Beautiful Kitchen With Feature Log Burner | Spacious Attic Room | Ideal First Time Purchase | Quaint Courtyard Garden With Access To Two Store Rooms For Storage | Beautiful East Challow Location

## Description

Full of warmth and personality, this delightful two-bedroom property offers a perfect blend of period character and modern updates. Lovingly maintained and thoughtfully enhanced, it provides versatile accommodation and should be viewed internally to fully appreciate.

The ground floor features an updated kitchen with contemporary finishes, a feature log burner, and direct access to a quaint enclosed courtyard garden—perfect for alfresco dining or relaxing outdoors. A separate living room offers a cosy yet functional space. Upstairs on the first floor, you'll find a generous double bedroom with double sliding wardrobes, a well-proportioned single bedroom, and a modern updated bathroom finished to a high standard. The second floor boasts a spacious attic room, ideal as a third bedroom, office, or hobby space, and comes complete with built-in storage, making excellent use of the eaves.

Externally, the enclosed courtyard garden adds to the property's charm, offering a private and low-maintenance

outdoor area with access to two useful stores, perfect for additional storage or garden equipment.

Furthermore, the property is located within the ever sought after location of East Challow, within easy walking distance to the St Nicholas C of E Primary School and the Challow & Childrey Cricket Club along with scenic routes into open countryside.

Material Information - The property is freehold, connected to mains water, gas, electricity and drainage. The property is heated via a gas fired boiler. Please open 'Brochure 1' for further material information.

## Viewing Information

By appointment only please.



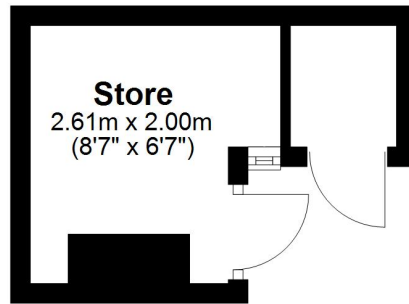
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		58
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

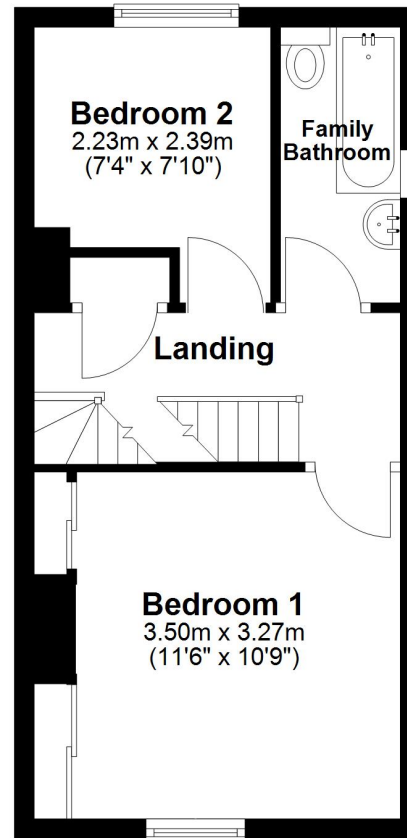
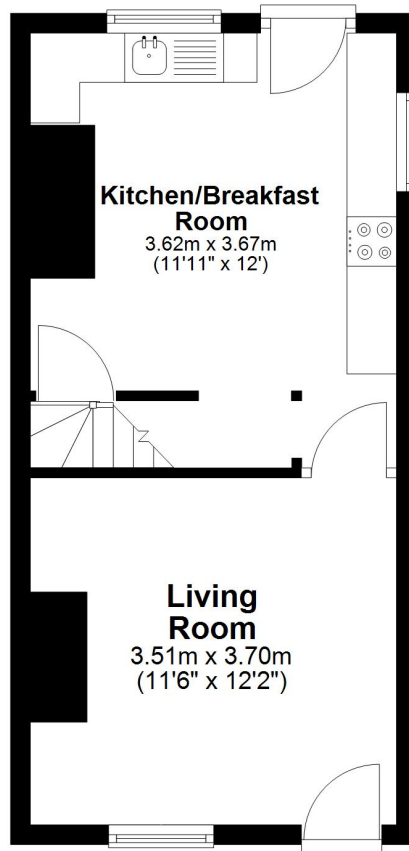
## Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



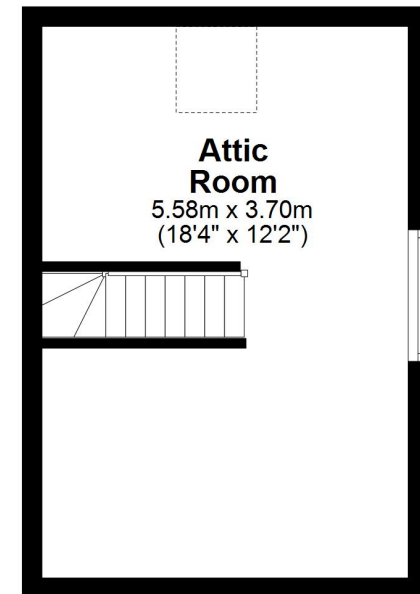
## First Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



## Second Floor

Approx. 20.6 sq. metres (222.2 sq. feet)



**Total area: approx. 87.1 sq. metres (937.4 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.



