



Foretop, Sarajac Avenue, East Challow, Wantage OX12 9SA
Oxfordshire, Guide Price £395,000

Waymark

Sarajac Avenue, Wantage OX12 9SA

Oxfordshire

Freehold

Spacious Three Bedroom Semi-Detached Family Home | Versatile & Adaptable Accommodation | Vast Potential With Further Scope To Extend (STPP) | Utility Room & Ground Floor Cloakroom | Generous Double Bedrooms | Part Converted Garage Currently Used As A Study | Enclosed Private Rear Garden | Driveway Parking Providing Off Road Parking | Ever Sought After East Challow Location - Viewing Highly Advised! | Impressive c.22' Living Room, Separate Dining Room/Garden Room & Kitchen

Description

Offering versatile and adaptable accommodation is this spacious and extended three double bedroom semi-detached family home, situated in the ever sought after location of East Challow. Built to a popular design and measuring a generous 1465 square feet, the property offers an exciting opportunity to purchase a spacious property with vast potential.

The light and airy accommodation briefly comprises on the ground floor of: entrance hall with useful double cupboard and door leading to the study, formerly part of the garage, separate reception currently being used as a second living room, however, lends itself to a multitude of purposes, the impressive 22' living room with double doors through to the kitchen. The kitchen is complete with a range of wall and floor mounted cabinets and built-in appliances with door leading to the utility room and cloakroom. The first floor consists of a landing, large airing cupboard providing ample storage, family bathroom and three good size double bedrooms with the master and second bedrooms boasting built-in wardrobes.

Externally, the pretty landscaped enclosed rear garden benefits from a patio area with useful hard standing for a shed, central lawn bordered by mature trees and flowers adding to the privacy and additional patio area which is ideal for a seating area. There is side pedestrian access which leads to the garage and driveway providing off road parking. The frontage also benefits from an area of mature flowers and shrubs offering potential for more parking if desired.

Furthermore, the property is situated in a pleasant road within the highly desirable East Challow location and benefits from being in the catchment for St Nicholas Church of England Primary School. The property should be viewed at the earliest opportunity to avoid disappointment.

The property is freehold and is connected to mains water, drainage and electricity. There is also mains gas central heating and uPVC double glazing throughout.

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: D



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	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



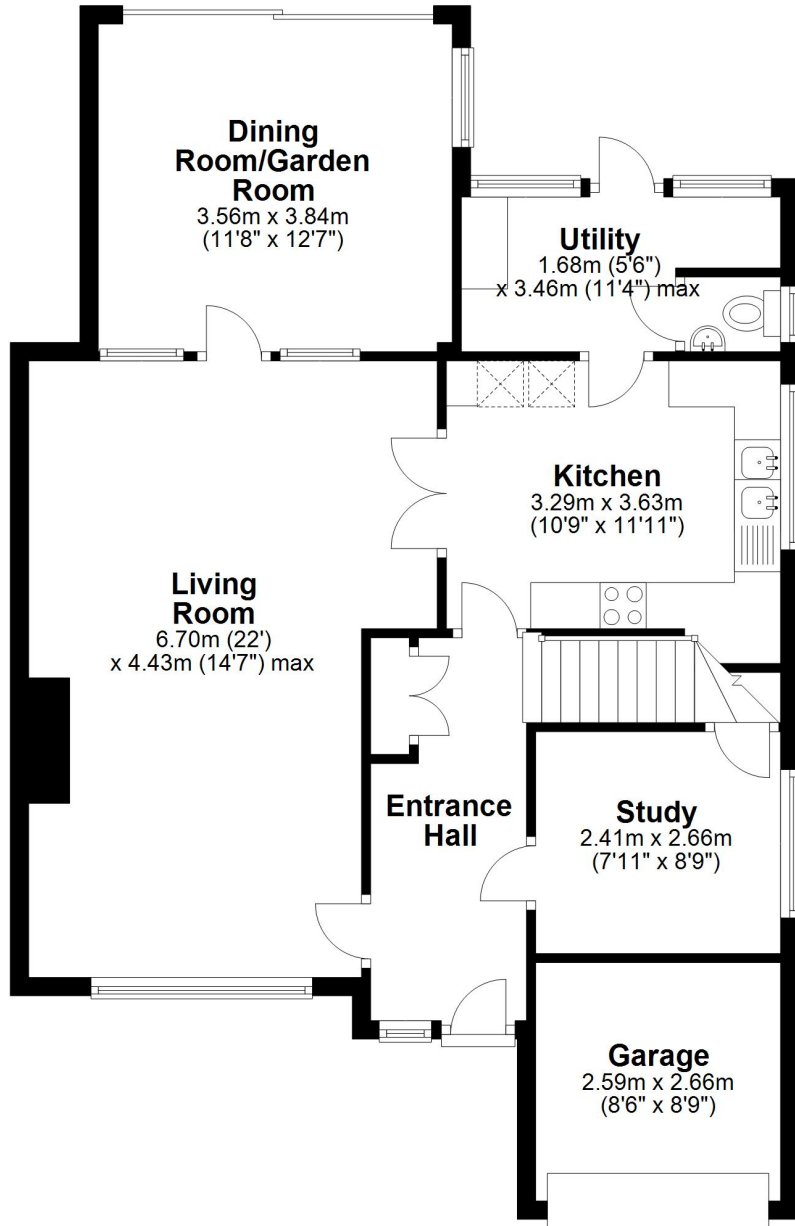
Waymark
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

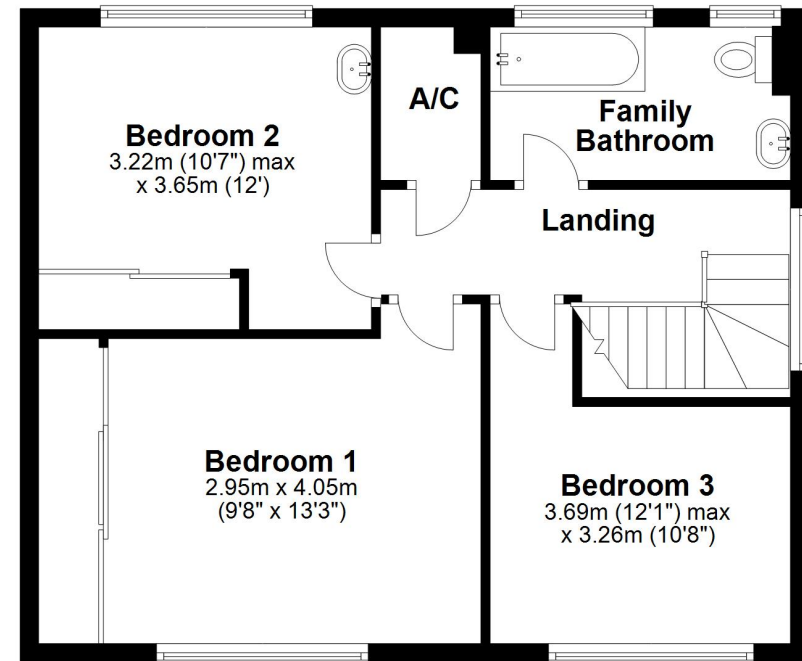
Ground Floor

Approx. 82.4 sq. metres (887.2 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Total area: approx. 136.1 sq. metres (1465.3 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.

