



9 Lawrence Close, Childrey, Wantage OX12 9YR
Oxfordshire, £385,000

Waymark

Lawrence Close, Wantage OX12 9YR

Oxfordshire

Freehold

Well Presented Three Bedroom Family Home | Superb Master Suite With Ensuite To Master | Living Room & Separate Kitchen/Dining Room | Enclosed Private Rear Garden | Pleasant Cul-De-Sac Position | Popular Village Location | Garage & Driveway Parking | Viewing Highly Advised!

Description

Situated in a pleasant cul-de-sac position within in the beautiful Oxfordshire village of Childrey, is this lovely three bedroom family home.

On entering the property, the entrance hall gives access to the living room with feature fireplace and door through to the kitchen/dining room. The kitchen is complete with a range of wall and floor mounted cabinets whilst the dining area boasts ample space for a dining table and chairs with 'French' doors onto the private garden and door to the useful under stairs storage cupboard. The first floor consists of landing, family bathroom, and two bedrooms. The top floor boasts a superb master suite which is flooded with light and an ensuite.

Externally there is an enclosed rear garden which is mainly laid to lawn with patio area complemented by slate chippings, flowers and shrub borders. Additionally to the rear is hard standing for a shed. There is a small frontage which is laid to lawn with path to front door. Located separately to the left side of the terraced properties is the garage and driveway providing off road parking.

Furthermore, the property has been well maintained by the current owners and should be viewed internally to fully appreciate all there is to offer.

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

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 Wantage.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



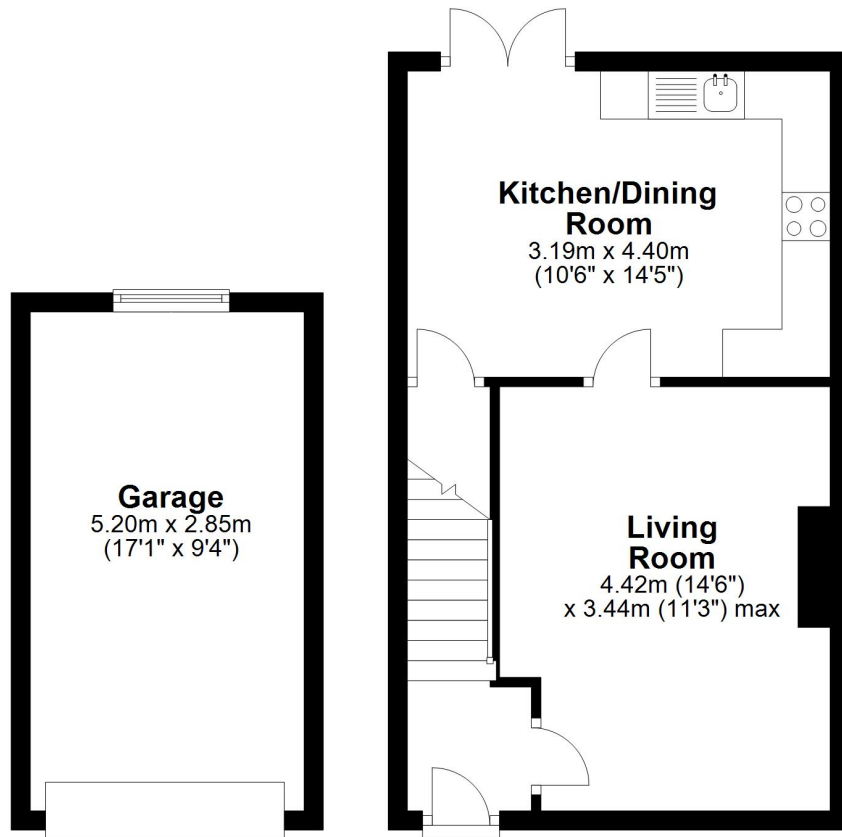
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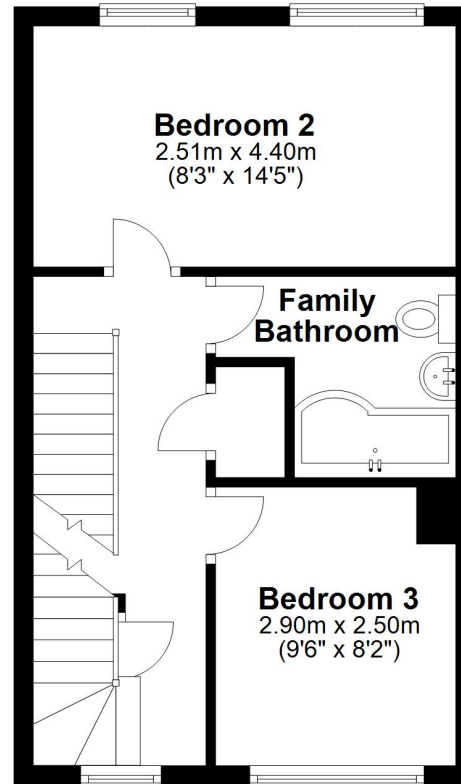
Ground Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



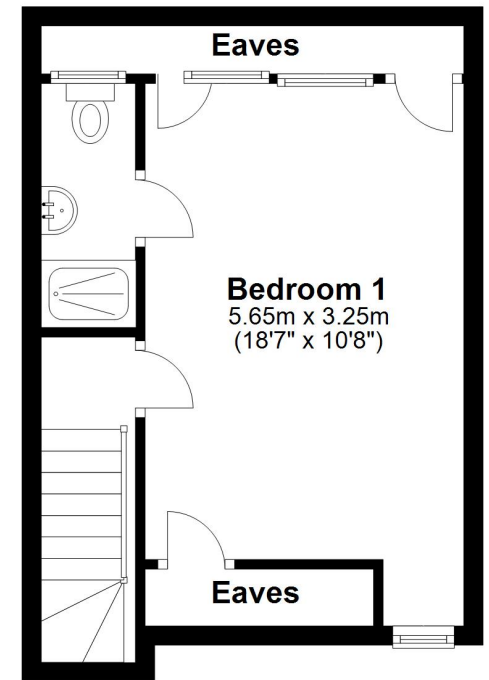
First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



Second Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 110.2 sq. metres (1186.4 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.

