



2 Nalder Green, East Challow, Wantage OX12 9WE  
Oxfordshire, Offers Over £600,000

Waymark



# Nalder Green, Wantage OX12 9WE

Oxfordshire

Freehold

**Outstanding Four Bedroom Detached Family Home | Beautiful, Light & Airy Kitchen/Dining/Family Room | Dual Aspect Living Room & Dining Room | Two Ensuites, Family Bathroom, WC & Utility Room | Exclusive Development In The Ever Sought After East Challow Location | Front, Side & Rear Gardens | No Onward Chain**

## Description

A fantastic opportunity to purchase an impressive family home situated in an exclusive location in the ever sought after East Challow. Offered for sale with no onward chain, the property benefits from four generous bedrooms, two ensembles, a superb kitchen/dining/family room and two additional reception rooms; this beautiful home must be viewed to appreciate all that is on offer.

Built to a popular design and measuring a spacious c.1885 square feet, this home briefly comprises of a generous entrance hall with useful double storage cupboard, cloakroom, utility room, separate dual aspect dining room/study, and large dual aspect living room with beautiful open fire and 'French' doors opening out onto the private garden. The ground floor is completed by a light and airy L-shaped c.22ft modern kitchen/dining/family room, upgraded to include a five ring induction hob, and additional storage. The first floor consists of landing with airing cupboard, large family bathroom, four generous bedrooms, and boasts ensembles and built in wardrobes to both the master and second bedroom.

Externally the property sits adjacent to the road, and within deceptively spacious, part-walled, wrap around gardens. Pedestrian access is via two gated entrances; one through the rear garden wall, the other being through the boundary hedge with a paved footpath leading to the front door. The majority of the garden is laid to lawn, with mature trees and flower borders to the front, and the addition of a paved patio and area of stone chippings to the rear, currently being used for outside dining and entertaining. Outside the garden there is a garage with parking space in front, which also has a pedestrian door into the rear garden.

This beautiful home was constructed to a high standard by Bewley Homes in 2015, and

the owners have enjoyed living here since new.

The property is freehold, connected to mains gas, electricity, water and drainage. There is 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](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).

## Local Authority

Vale of White Horse District Council.

Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



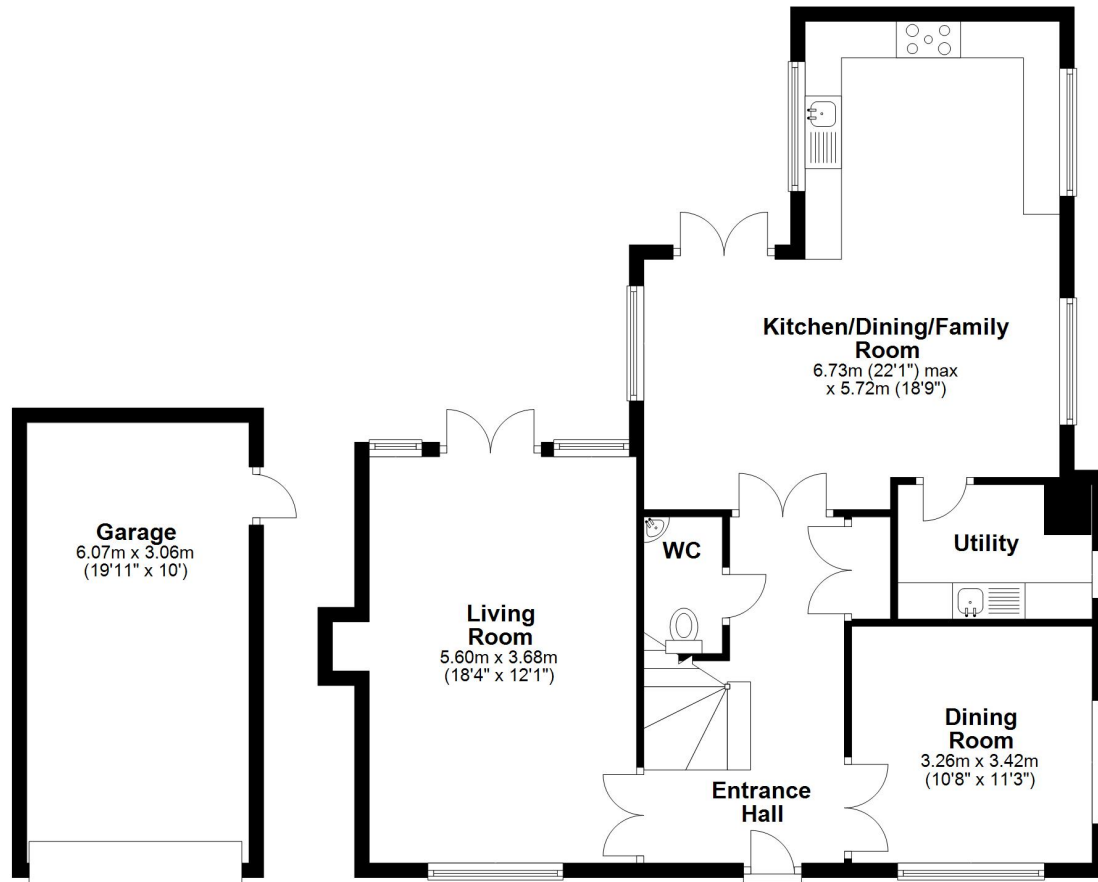
Waymark  
Wantage Office

T: 01235 645645

E: [wantage@waymarkproperty.co.uk](mailto:wantage@waymarkproperty.co.uk)

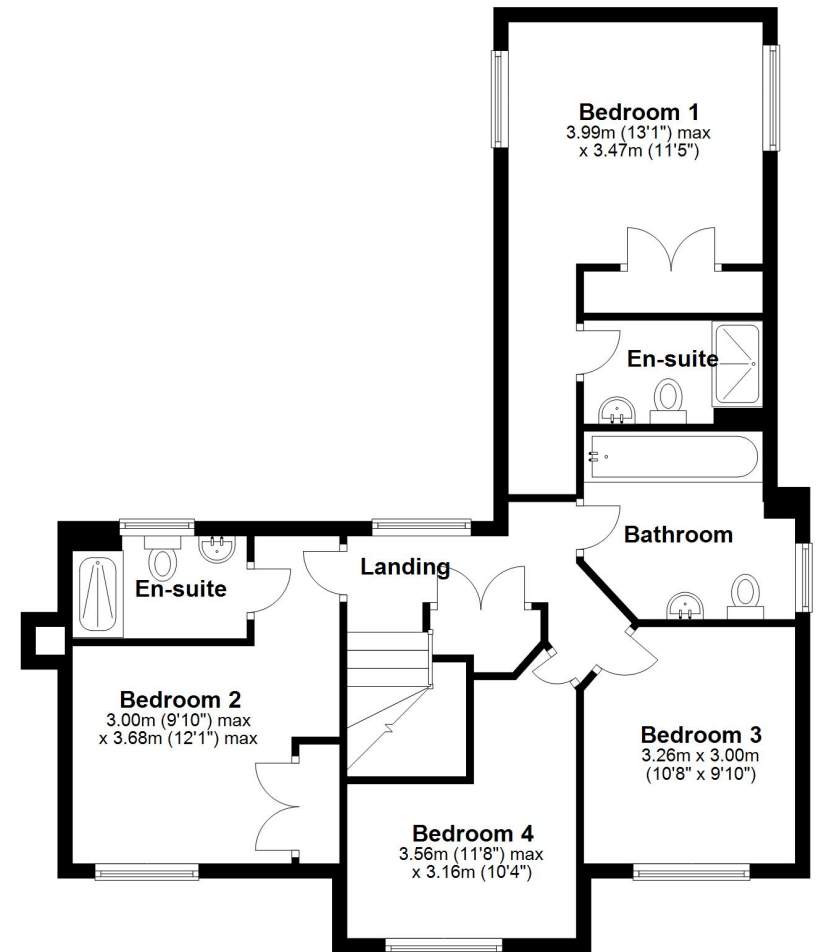
### Ground Floor

Approx. 101.9 sq. metres (1096.8 sq. feet)



### First Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



Total area: approx. 175.2 sq. metres (1885.8 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.



