



10 Meadow Court, East Challow, Wantage OX12 9WQ
Oxfordshire, £469,500

Waymark

Meadow Court, Wantage OX12 9WQ

Oxfordshire

Freehold

Larger Than Average Three Double Bedroom Property | Impressive Kitchen/Dining Room & Large Living Room With Feature Panoramic Bay Window | Cloakroom & Useful Utility Room | Ensuite To Master & Modern Family Bathroom | Well Tended Rear Garden With Beautiful Views | Exceptional Accommodation Throughout | Exclusive Development - Viewing Highly Advised!

Description

Measuring an impressive 1,406 square feet, this larger-than-average three double bedroom home is situated within an exclusive development of just 14 properties, offering a rare combination of space, privacy, and countryside views. At the rear, the home enjoys beautiful open vistas over cropland, creating a peaceful and scenic backdrop.

The ground floor features a generously sized entrance hall with a cloakroom, leading to a substantial living room that spans the full length of the property. A standout feature is the panoramic glass bay window, flooding the space with natural light and benefitting from uninterrupted views. The stunning kitchen/dining room —also running the full depth of the home—includes French doors that open directly onto the well-tended rear garden, ideal for entertaining. A separate utility room adds convenience and completes the downstairs layout.

Upstairs, there is a spacious landing with a large airing cupboard, modern family bathroom and three double bedrooms. The master bedroom includes a recessed area perfect for a dressing space or additional storage, along with a private ensuite shower room. The second bedroom is exceptional in size, while the third bedroom offers lovely scenic views to the rear.

Externally, the private rear garden is mainly laid to lawn, with a patio area ideal for outdoor dining, and an area of stone chippings at the rear for low-maintenance versatility. Rear pedestrian access makes it easy to manage bikes, bins, and garden care. Although not allocated, there is ample parking in the courtyard to the front of the property.

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 downlighters in all rooms, tv points to the kitchen and all bedrooms along with stone tiling to the entrance hall, cloakroom, kitchen and utility room. In addition there is an EV charger at the front of property, added by the current owners.

The property is freehold and is connected to LPG gas, electricity, water and septic tank drainage. Constructed by Neptune Group the current owners has enjoyed living here from new in 2022 which

leaves circa 7 years remaining on the global home guarantee. There is an annual estate management fee to pay which we believe is circa £840 per annum.

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



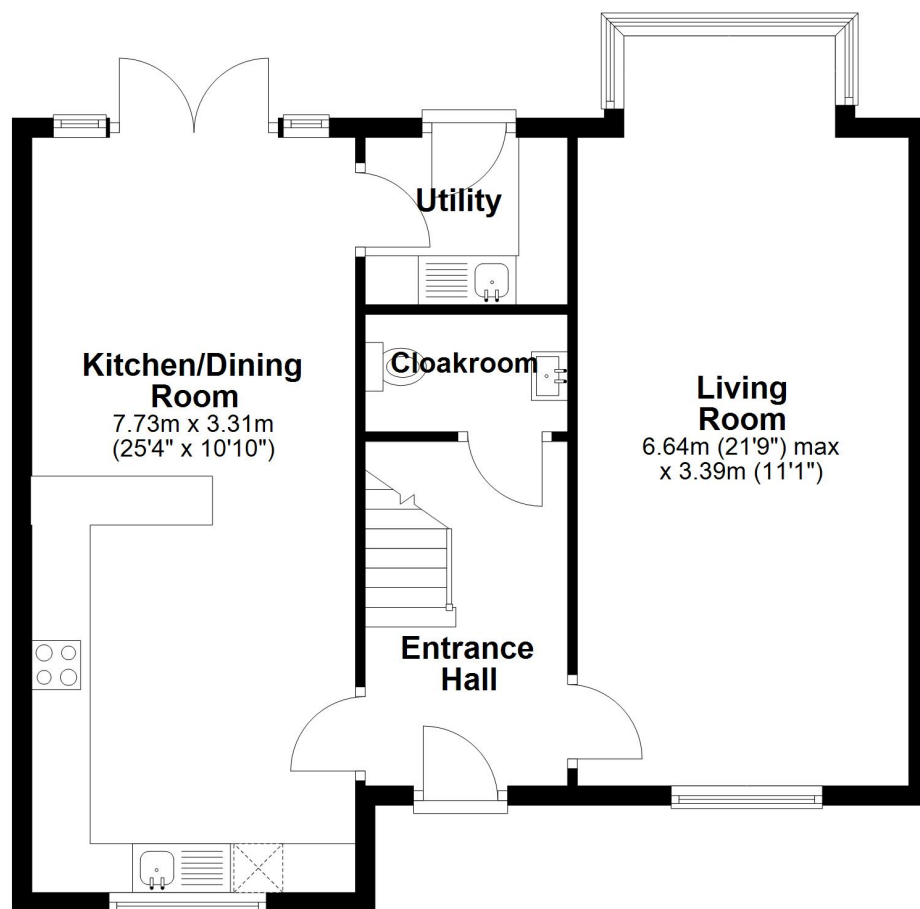
Waymark
Wantage Office

T: 01235 645645
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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	

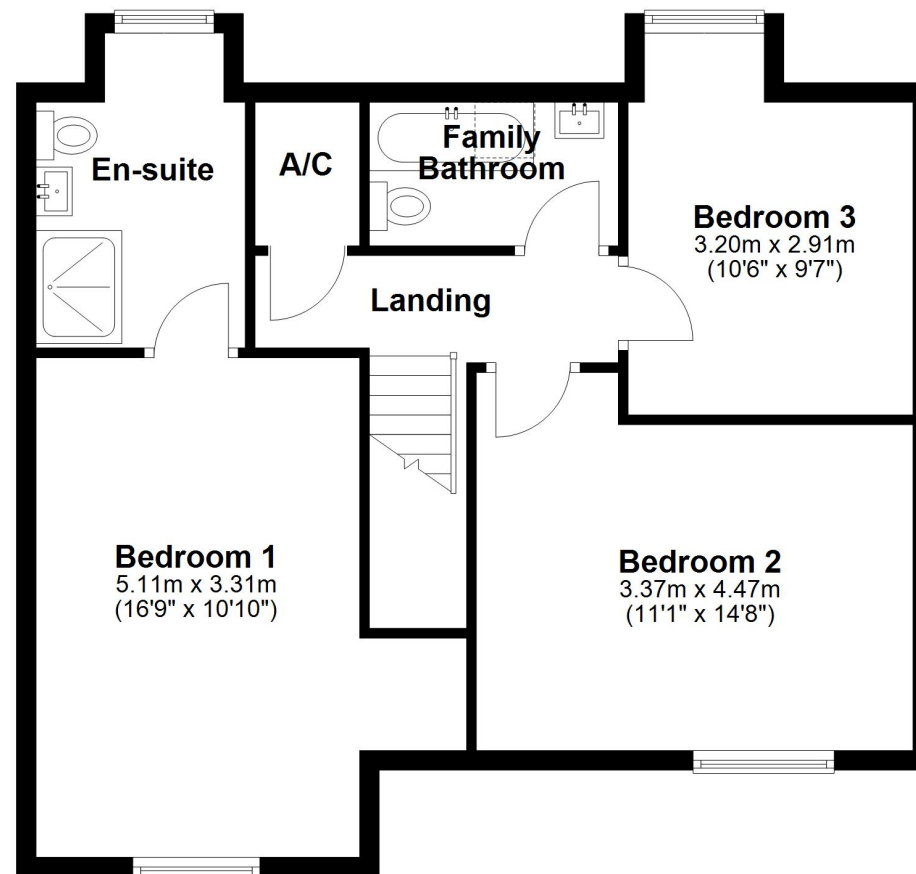
Ground Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



First Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 130.6 sq. metres (1406.2 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.

