



12 Nalder Green, East Challow, Wantage OX12 9WE  
Oxfordshire, £675,000

Waymark

# Nalder Green, Wantage OX12 9WE

Oxfordshire

Freehold

**Truly Stunning Four Bedroom Family Home | Generous Bedrooms With Two Ensuites | Impressive Kitchen/Dining/Family Room, Separate Dining Room & Spacious Living Room | Tucked In a Private Position | Immaculate Condition Throughout | Good Size Private Garden, Double Garage & Double Width Driveway | Popular East Challow Location**

## Description

Tucked away at the end of a no through road in a quiet and private position, is this truly stunning four bedroom detached family home boasting a good size non-overlooked garden, situated in the ever sought after location of East Challow. Constructed by Bewley Homes in 2015 and built to a popular design, the property has since been maintained to an exceptionally high standard by the current owners and should be viewed internally to fully appreciate.

Offering modern, well balanced and versatile accommodation, this beautiful light and airy property briefly comprises of spacious entrance hall with useful double storage cupboard, cloakroom, utility room, separate dining room/study, large dual aspect living room with 'French' doors opening out onto the private garden, and an impressive L-shaped c.22ft modern kitchen/dining/family room complete with built in appliances including a five ring induction hob, also with 'French' doors leading onto the lovely secluded garden. The first floor consists of landing with airing cupboard, large family bathroom, four generous bedrooms, with ensuite and built in wardrobes to both the master and second bedroom.

Externally the home benefits from a good size wrap around plot providing front, side and rear gardens. The enclosed private rear and side gardens are non-overlooked and mainly laid to lawn, surrounded by mature hedges and complemented by a large patio area accessed from the kitchen and living room, which is perfect for outside dining and entertaining. There is side pedestrian access leading to the double garage complete with power and light with driveway in front providing ample parking for c.4 cars. 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).

## Viewing Information

By appointment only please.

## 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>		
(81-91)	<b>B</b>	83	90
(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	

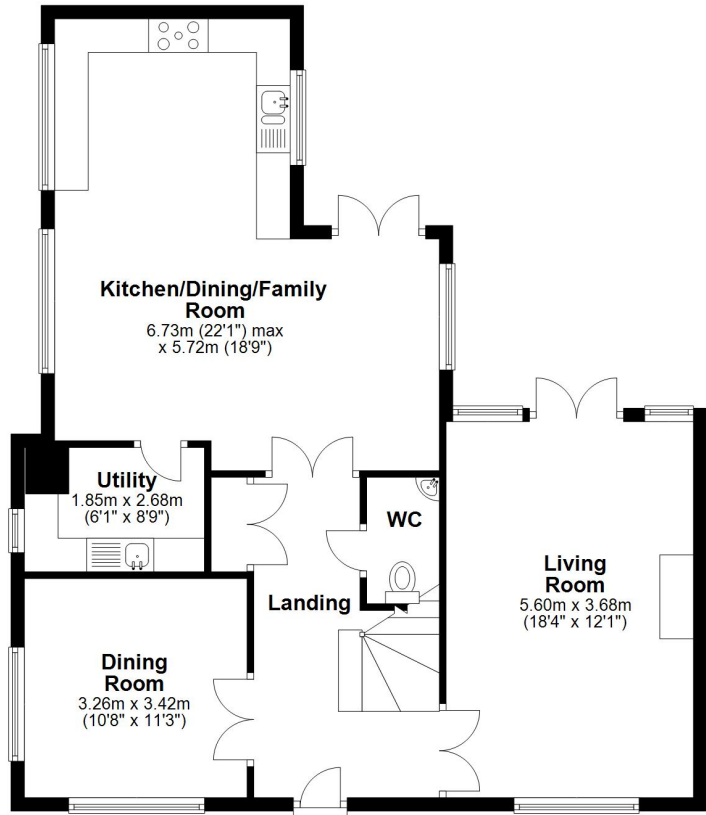
 **Waymark**  
**Wantage Office**

T: 01235 645645

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

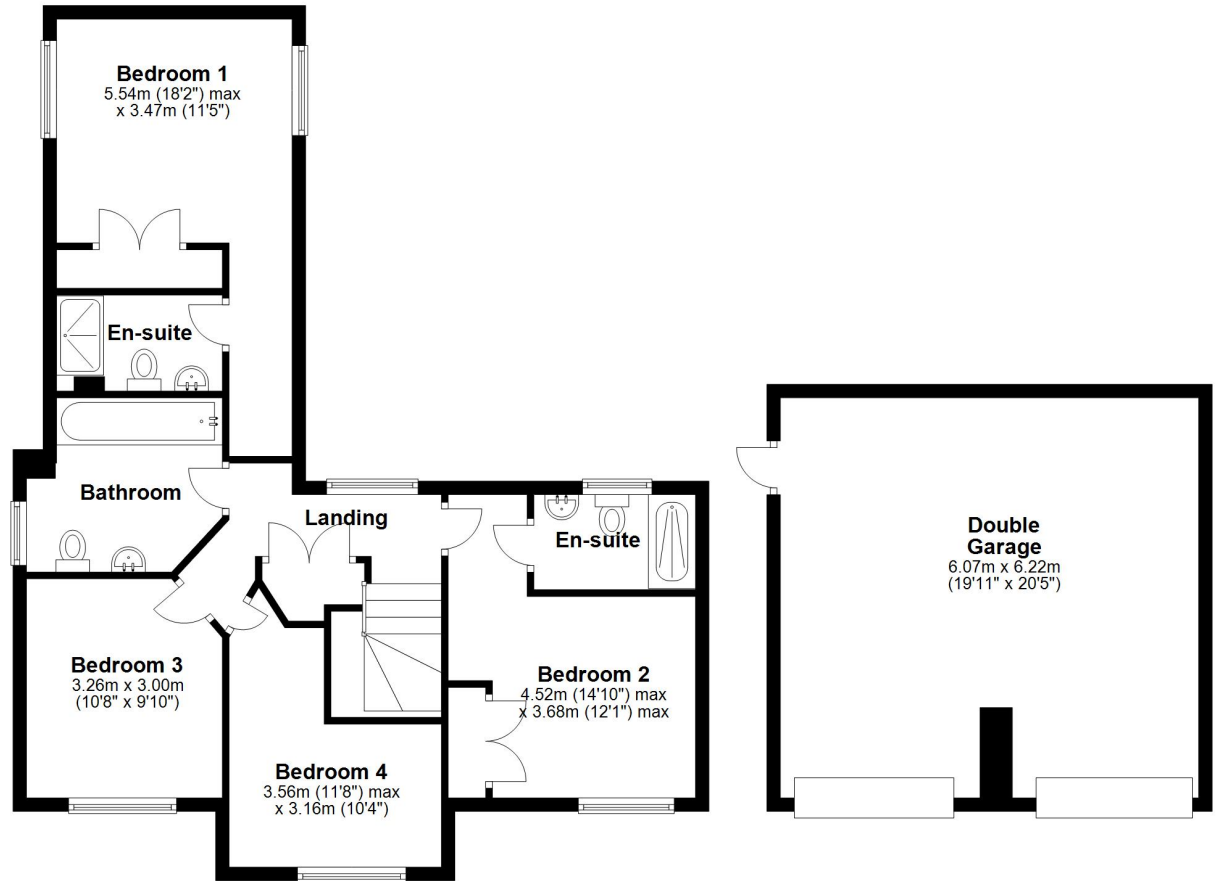
### Ground Floor

Approx. 83.0 sq. metres (893.2 sq. feet)



### First Floor

Approx. 110.3 sq. metres (1187.4 sq. feet)



Total area: approx. 193.3 sq. metres (2080.6 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.

