



DOUGLAS & SIMMONS



12, Hill Close, East Challow
Wantage, Oxfordshire

12 Hill Close, East Challow, Wantage, Oxfordshire, OX12 9RU

Guide Price £350,000 Freehold

This mature well-cared for, three bed semi detached house, enjoys an elevated location in this sought after village affording superb far reaching views over countryside.

- Views from the rear • Modern re-kitchen opening to a breakfast room • Re-fitted first floor family bathroom • Utility room and downstairs WC • Spacious living room • Garden Room • 3 good sized bedrooms • Garden to the front rear and side • Garden shed • Tucked away pedestrianised location



LOCATION

East Challow is situated just 1 mile to the west of Wantage (with footpath access to the town) and the village affords a popular primary school with an established preschool attached, church, village hall and a delightfully placed cricket pitch with club house and British Legion. Adjacent award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. 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), alternatively south (M4) J14 c.9.4 miles. Didcot is situated to the east and benefits main line train station to London (Paddington c.45mins).

DESCRIPTION

This mature well-cared for, three bed semi detached house, enjoys an elevated location in this sought after village affording superb far reaching views over countryside.

Having been the subject of many improvements over the years, a good sized sitting room opens up to a useful garden room/playroom, there is also a modern kitchen with adjoining breakfast/dining room room, as well as a separate utility to the side and a WC.

To the first floor, there is a useful study landing area with delightful views over the rooftops and the countryside horizon beyond, the landing leads onto three good size bedrooms and a modern refitted family bathroom with a shower over the bath.

The property also benefits from a good sized garden wrapping round the front, side and rear of the property, with attractive views from the rear garden. The property enjoys a pedestrian location on a footpath with parking available in the close, although whilst not allocated, has always been available to our clients who have two vehicles.

EER-C

FLOOR AREA

1133.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C

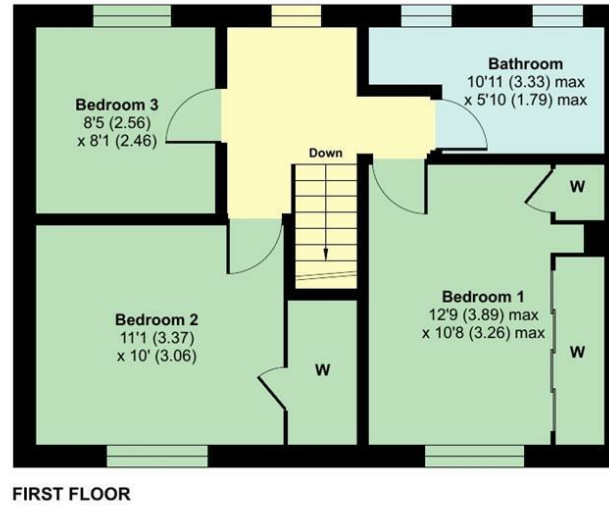
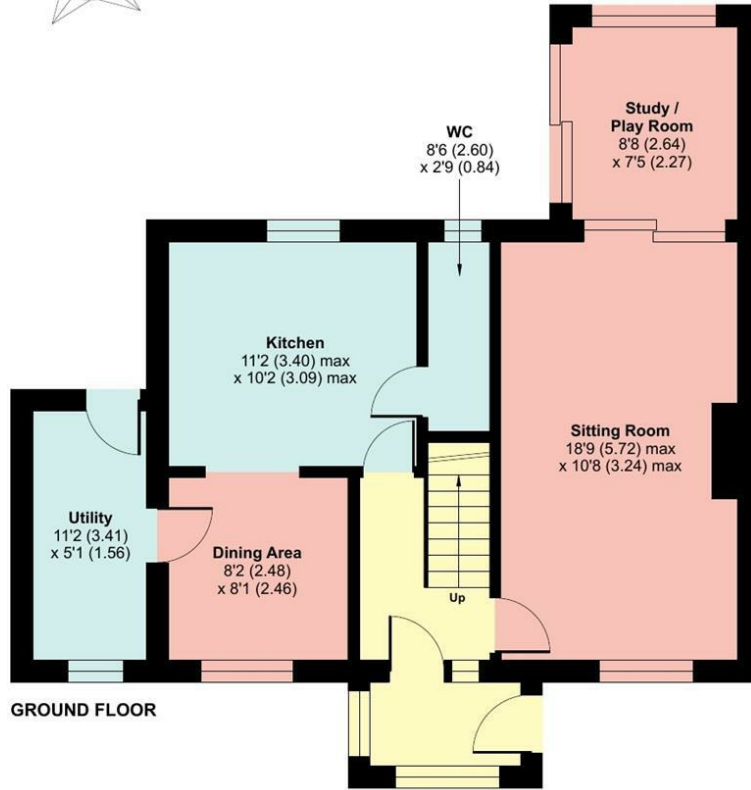




Wantage, OX12 9RU

Approximate Area = 1133 sq ft / 105.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	79
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

DIRECTIONS TO OX12 9RU

what3words:///leaky.declining.award As indicated by our D&S 'For Sale' sign

Other Material Information

- Ofcom checker indicates good outdoor coverage for EE, O2 and Vodafone, with variable outdoor coverage with Three.

- Ofcom checker indicates Standard, Superfast and Ultrafast broadband are available at this property.

- Government Portal indicates this area as low flood risk.

- We are unaware of any planning permissions that could negative affect the property.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice
Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- All measurements are approximate. **GRD 01.26**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

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