



DOUGLAS & SIMMONS

1, Hedge Hill Road, East Challow
Wantage, Oxfordshire

1 Hedge Hill Road, East Challow, Wantage, Oxfordshire, OX12 9SD

Guide Price £410,000 Freehold

This versatile, four bedroom home, having been the subject of many recent improvements, situated in an elevated position in this convenient village close to Wantage.

- Refurbished throughout • Parking for 2-3 vehicles and at garage at the rear • Beautifully refitted kitchen • Light and airy partially glazed dining/family room • 2 bathroom facilities • 4 bedrooms (over two floors) • Utility room • Sitting room • Convenient village location just a short walk in to Wantage town



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 versatile and flexible four bedroom detached house offers beautifully refurbished accommodation arranged over two floors with two ground floor bedrooms and two first floor bedrooms with a bathroom on the first floor and a shower room on the ground floor. Enjoying an elevated location in this desirable downland village, with attractive views over the village and the countryside beyond.

The property has been the subject of many recent improvements, with major features of note including a good sized sitting room, a separate refitted kitchen, sociably opening through to a light filled, partly glazed, dining/family room. The accommodation is completed with a large refitted utility room.

Outside the property benefits from good sized well kept gardens to all sides (86' narrowing to 75' and 105' narrowing to 40') and the unique benefit of a garage located adjacent to the rear garden where there is also additional parking for comfortably 2 to 3 vehicles, a rare feature in this location.

EER-E

SERVICES

All mains connected. Gas fired central heating.

FLOOR AREA

1510.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E



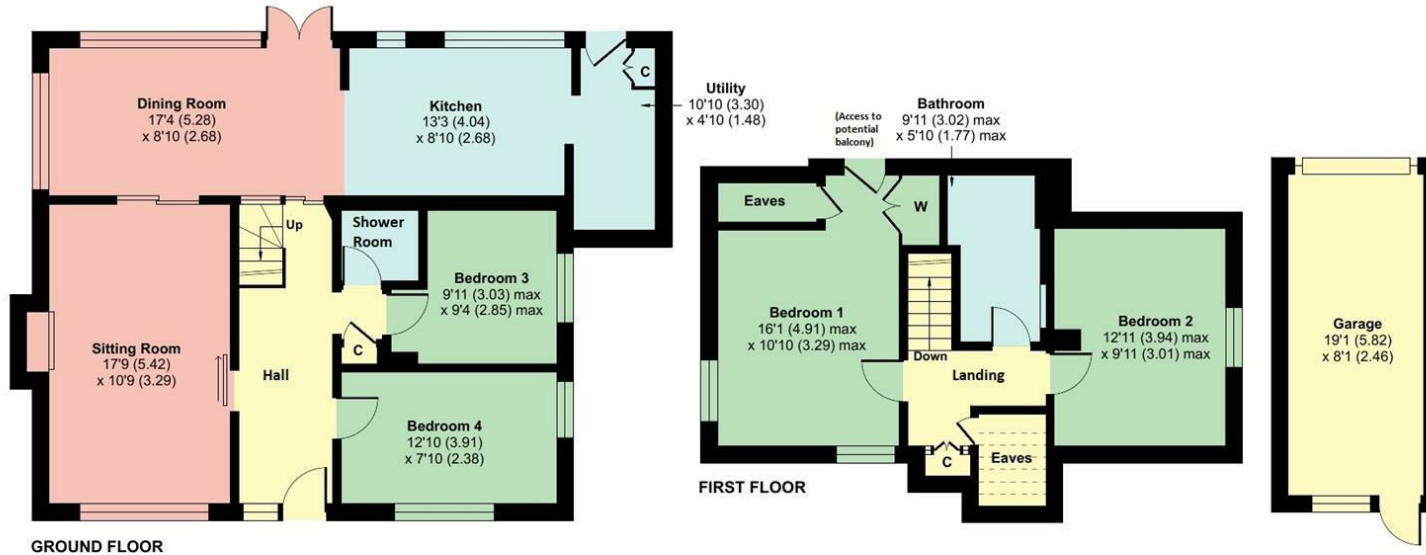
Hedge Hill Road, Wantage, OX12

Approximate Area = 1311 sq ft / 121.8 sq m
 Limited Use Area(s) = 45 sq ft / 4.2 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1510 sq ft / 140.3 sq m

For identification only - Not to scale



Denotes restricted
head height



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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS TO OX12 9SD

what3words:///configure.wisdom.protect
 As indicated by our D&S 'For Sale' board

OTHER MATERIAL INFORMATION:

- Ofcom checker indicates EE has good connection availability outdoor and variable in home, O2 and Three have variable outdoor, while Vodafone has good connection outdoor
- Ofcom checker indicates, standard, superfast and ultrafast broadband is available at this location
- Government Portal highlights this area as low flood risk
- We are unaware of any planning permissions that could negatively 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:-

1. 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.
2. 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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4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

GRD/rd Hedgehill Rd 12.2025

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



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