



1, Hedge Hill Road, East Challow  
Wantage, Oxfordshire

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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## DIRECTIONS TO OX12 9SD

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

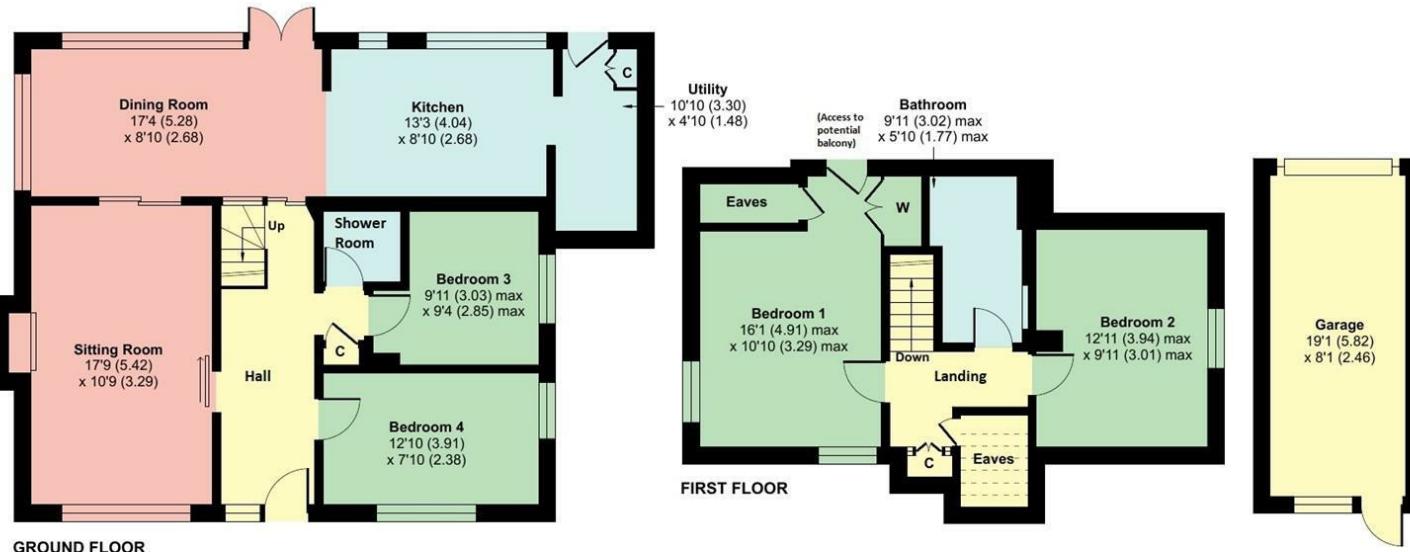
## OTHER MATERIAL INFORMATION:

- 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

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5. All measurements are approximate.

GRD/rd Hedgehill Rd 12.2025



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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



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



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 Wantage  
 Oxfordshire  
 OX12 8AE  
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 email: lettings@douglasandsimmons.co.uk  
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