



4, Orchard Gardens, West Challow
Wantage, Oxfordshire

4 Orchard Gardens, West Challow, Wantage, Oxfordshire, OX12 9TL

Guide Price £595,000 Freehold

A spacious and flexible four bedroom detached property offering excellent potential to extend and or improve (subject to the usual compliances) to provide a delightful family home situated in a desirable village location.

- Good sized front and rear gardens • Living room with attractive outlook overlooking mature gardens • Dining/family room • Playroom/family room/study • Extended kitchen/breakfast room • Desirable village location • 4 double bedrooms • Ground floor cloakroom • Family bathroom • Parquet flooring to the ground floor areas



LOCATION

West Challow is an attractive peaceful downland village which together with the sister village of East Challow lie to the west of Wantage in the heart of the Vale of White Horse. The village benefits from a number of period properties, village hall and church. West Challow is well placed for access to Oxford, Swindon, Wantage, Faringdon and Didcot, with easy access via the main arterial route of the A420 to the M4 and the A34 to M40. Regular fast trains serving Paddington can be found both at Didcot and Swindon. In addition a regular bus service runs from Wantage to Oxford. Wantage is an attractive market town renowned for its association with King Alfred the Great whilst being situated at the foot of the ancient Ridgeway trail and Lambourn Downs, offering a comprehensive range of amenities, including shopping, leisure, health, banks, Post Office and recreational facilities, as well as a library, museum, various coffee shops, 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 Abingdon and Oxford schools.

DESCRIPTION

Nestled in the charming village of West Challow, Wantage, this spacious four-bedroom house on Orchard Gardens offers a delightful blend of comfort and convenience. With a generous living space of 1,758 square feet and an end of chain position.

Upon entering, you will find three well-proportioned reception rooms, providing ample space for relaxation and social gatherings. The layout is designed to enhance both functionality and flow, making it an ideal setting for family life. The four bedrooms are thoughtfully arranged, ensuring privacy and comfort for all family members.

One of the standout features of this home is the expansive rear garden, measuring approximately 100ft by 45ft. The garden offers a wonderful opportunity for outdoor entertaining or peaceful retreats.

Additionally, the property benefits from convenient parking, a valuable asset in a village location. West Challow is known for its friendly community atmosphere and picturesque surroundings, making it an appealing choice for those looking to escape the hustle and bustle of city life while still being within easy reach of local amenities.

In summary, this delightful house in West Challow presents an excellent opportunity for those seeking a spacious family home in a tranquil village setting. With its generous living areas, large garden, and convenient parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

SERVICES

Mains electricity and water.

Oil fired central heating to radiators.

Agents note: The woodburner is non compliant.

FLOOR AREA

1758.00 sq ft

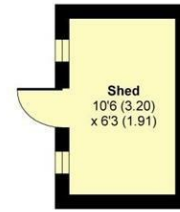
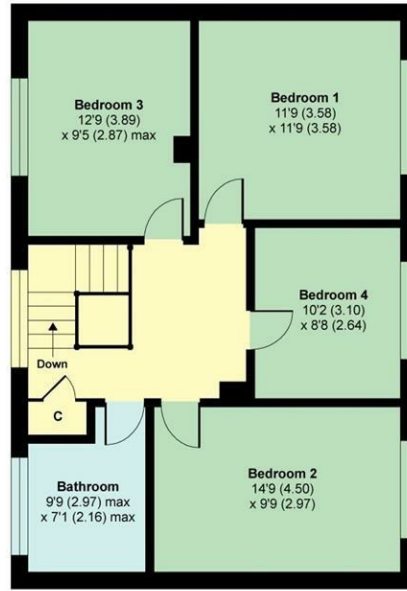
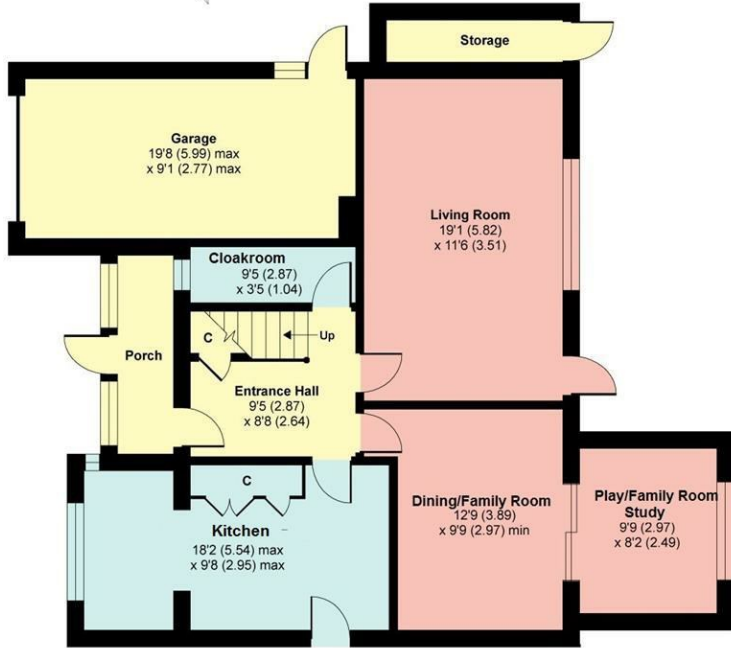
Vale of White Horse District Council

COUNCIL TAX BAND F



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APPROX. GROSS INTERNAL FLOOR AREA 1758 SQ FT 163.3 SQ METRES (EXCLUDES OUTBUILDINGS & STORE / INCLUDES GARAGE)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (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 | | 68 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

OTHER MATERIAL INFORMATION:

- Ofcom checker indicates good outdoor availability for EE, O2 and Three with good outdoor availability and variable in home for Vodafone

- Ofcom checker indicates Standard and Superfast broadband is available at this property

- Government Portal shows 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:-

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- All measurements are approximate. **GRD/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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