
DOUGLAS & SIMMONS
12a, The Glebe, West Challow
Wantage, Oxfordshire

# 12a The Glebe, West Challow, Wantage, Oxfordshire, OX12 9TW

## Guide Price £325,000 Freehold

**A rarely available two bedroom bungalow enjoying a cul-de-sac position in this small but convenient downland village, offered to the market with no ongoing chain.**

**• No ongoing chain • Rarely available • Parking for several vehicles • Good sized private garden • Pretty village location close to Wantage • Kitchen/dining room • 2 bedrooms • Sitting room • Conservatory • Modern bathroom**





## LOCATION

West Challow is an attractive 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

A rarely available two bedroom bungalow enjoying a cul-de-sac position in this small but convenient downland village.

The property offers well-proportioned accommodation, excellent parking and a beautifully established rear garden C.62' x 30' and is offered to the market with no ongoing chain.

A spacious entrance hall leads to a comfortable sitting room with a conservatory opening directly onto the private rear garden, creating a lovely connection between the living space and outside. There is also a well-equipped kitchen/dining room, two generous double bedrooms and a modern family bathroom.

Outside, the property benefits from off-street parking for several vehicles to the front, together with a particularly attractive and well-maintained rear garden. To the far end of the garden is a useful detached shed with power.

EER: E

SERVICES
All mains services connected except mains gas.
Electric heating.

Ofcom
For broadband and mobile phone coverage please visit:
https://www.ofcom.org.uk/.

**FLOOR AREA**

**659.00 sq ft**

**Vale of White Horse District Council**

**COUNCIL TAX BAND C**





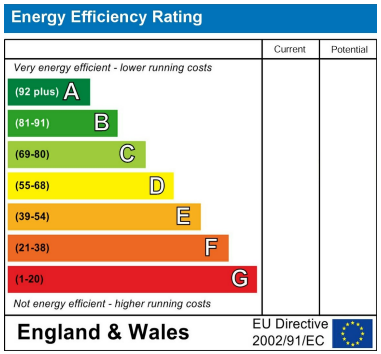


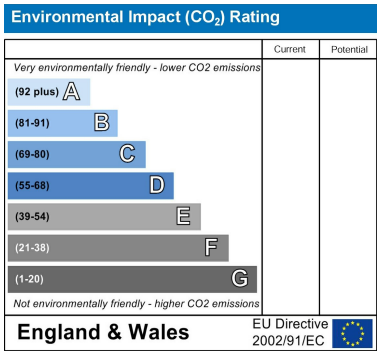









## DIRECTIONS TO OX12 9TW

what3words///goal.storming.equivocal Leave Wantage Market Place via Newbury Street and at the set of traffic lights turn right into Portway. Continue along this road for approximately 3 miles taking the right hand turning signposted West Challow. Follow the road into the village and turn left passing the Church and around the sharp right hand bend by the village hall turning left into The Glebe where the property will be found as identified by our D&S For Sale board.

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The Property Ombudsman

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.

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the londonoffice.co.uk
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**Viewing strictly by appointment with the agents Douglas and Simmons**

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