



Church Row, Childrey, OX12 9UT

Guide Price £850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Orchard House is a charming four bedroom period property with wonderful character and sits on a good size plot amongst mature gardens and out buildings. Situated in the picturesque Oxfordshire village of Childrey this attractive cottage contains many original features and has been extended over the years to provide a large family home, with the further potential to extend and improve.

Enter through the beautiful oak front door into a spacious inner hallway which leads to the ground floor rooms comprising of a triple aspect sitting room with doors to garden and a large open fire. The second reception / snug room has a cosy feel with its log burning stove. Continuing round to the formal dining room with its double doors leading to the rear garden gives a superb space to entertain. The large kitchen / breakfast features oak cabinets and granite worksurfaces, and door through to the utility room and WC.

Rising to the first floor you are greeted by a large landing giving access to all four bedrooms and a family bathroom. The large principle bedroom has an ensuite, fitted cupboard and pleasant views over the gardens. Bedrooms two and three have vaulted ceilings and also benefit from fitted storage. The fourth bedroom benefits from an additional small bathroom on the east side of the property.

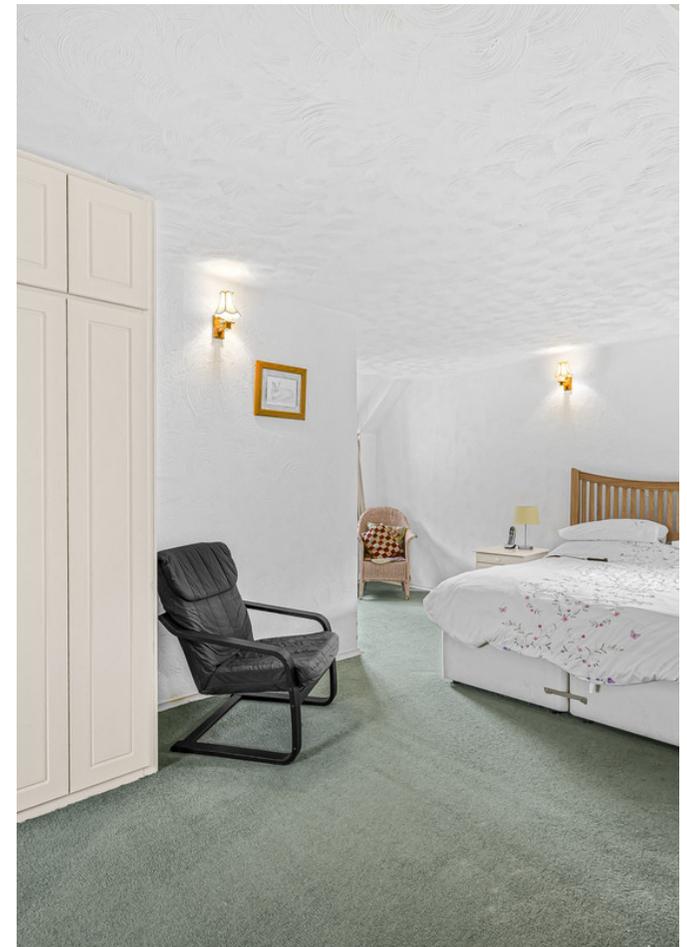
Outside a real feature of this glorious property are the wrap around gardens, mainly laid to lawn with mature borders, a number of trees, and offers a good degree of privacy. To the side two single garages can be found and a sizeable store area which has the potential to be converted to home office or studio. The property also has a gated driveway large enough for one vehicle next to the garages.





Key Features

- Period property set in picturesque gardens
- Located at the heart of Childrey village
- Two detached garages
- Four bedrooms
- Three reception rooms
- Kitchen and utility room
- EPC rating: E, Council tax band: G





The Location

The pretty village of Childrey has a thriving village store and coffee shop. Close to the historic market town of Wantage. It is famed as the birthplace of King Alfred the Great. The town offers schooling, a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes. Locally there are an array of excellent walks, riding routes and sports facilities such as Frilford Heath golf club and Newbury racecourse. The local area is renowned for its excellent choice of schools including Abingdon School St Helen & St Katherine, St Hughs Preparatory school and Radley College.

Prospective purchasers should note that planning consent was recently granted for demolition of some elements of the property and the erection of single and two storey extensions with new access and on site parking. The full application can be viewed on the Vale of White Horse District Council web-site under the planning reference P25/V0114/HH. It should be noted that the copyright to specific plans do not belong to the Sellers, but the consent is indicative of the potential with Orchard House and the principle of extending the property has been established by this planning consent.



Some material information to note: Freehold property. Oil central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates superfast broadband is available and mobile availability is available with most major providers. The government portal indicates a very low risk of flooding. Asbestos may be present in the Artex walls, ceilings and floor tiles.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

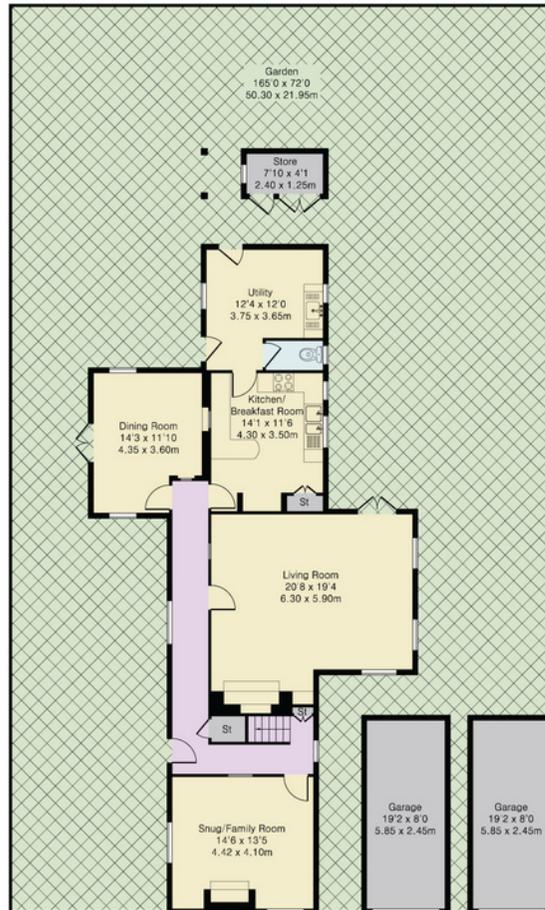
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 2713 sq ft - 252 sq m

Ground Floor Area 1264 sq ft – 117 sq m

First Floor Area 1140 sq ft – 106 sq m

Garage Area 309 sq ft – 29 sq m



Ground Floor



First Floor

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