



6 Glebe Road, East Challow, Wantage, OX12 9FX  
£650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious five-bedroom family home situated on a small development in the quaint village of East Challow, with attractive gardens.

Arranged over three floors, the versatile accommodation comprises a spacious entrance hall leading to all ground floor rooms. The bright sitting room features a bay window that overlooks the open green area to the front, creating a welcoming atmosphere. There is also a separate study, perfect for those who work from home and a well equipped utility room. The well-proportioned kitchen and dining area offers a great space for entertaining with modern fittings, Silestone worktops, and plenty of storage.

On the first floor a master suite with dressing area and en-suite bathroom, two double bedrooms and family bathroom. On the top floor, you will find two further bedrooms and another shower room, offering flexibility for larger families or those needing extra space.

The property also includes a driveway for two vehicles with EV charger, and garage with power and light. The rear garden features a mix of lawn, greenhouse and patio areas suitable for outdoor dining or relaxing having been beautifully landscaped and maintained by the current owners. The garden is fully enclosed, providing privacy and security. Some material information to note: Estate maintenance charge: £344.50 pa. Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property.





## Key Features

- Substantial five bedroom detached home
- Driveway parking and garage
- Attractive rear garden
- Open plan kitchen / dining room
- Study
- Sitting room
- Three modern bathrooms
- Remaining builder warranty
- EPC rating: B, Council Tax band: F

## The Location

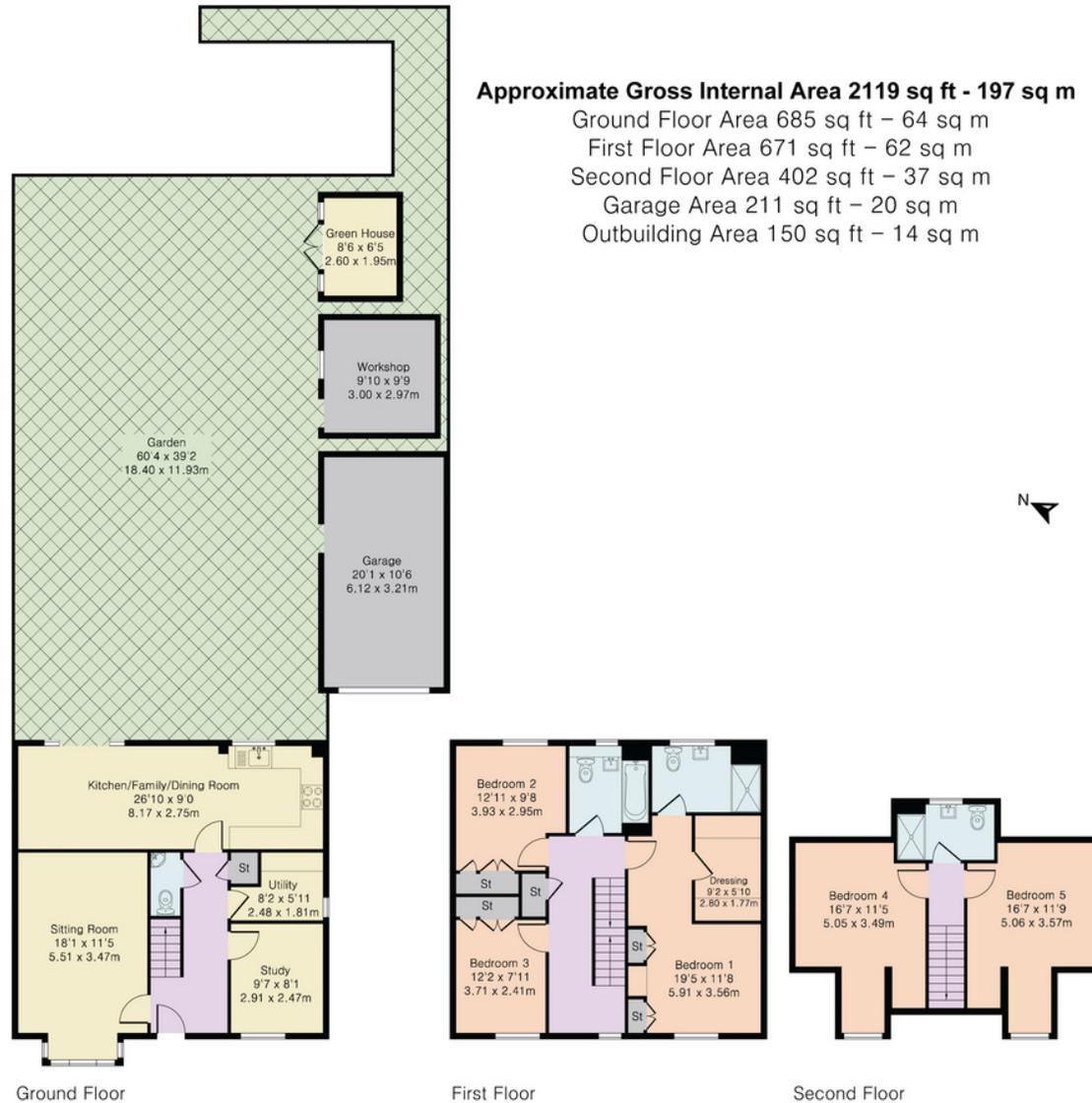
East Challow is situated approximately 1 mile to the west of the historic town of Wantage with easy access by foot or car. East Challow is conveniently located at the foot of the picturesque Oxfordshire countryside with a local park, church, village hall and cricket club. The St Nicholas C of E Primary School is at the heart of the local community with King Alfred's School West Site within easy walking distance. Wantage itself provides a wide range of facilities including supermarkets, independent shops, cafes, public houses, restaurants, leisure facilities and regular farmers market.



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