

## Meadow Court, East Challow, Wantage, Oxfordshire OX12 9WQ



Modern home finished to a high specification • Four double bedrooms • Two en suites • Dual aspect sitting room • Beautiful kitchen with inbuilt appliances • Dining area with French doors to the garden • Enclosed rear garden, backing on to the countryside • Carport • EPC C

# Meadow Court,

East Challow, Wantage, Oxfordshire OX12 9WQ

## Key Features



4  
Bedrooms



3  
Bathrooms



2  
Receptions

## About the property

Backing onto open countryside, this modern four double bedroom home is neatly positioned with a small development on the outskirts of East Challow.

You are welcomed into a spacious hallway that has the benefit of bespoke understairs storage and a cloakroom. The dual aspect living room is flooded with light and provides a picture window to the rear, to take in the views across the rear garden and countryside beyond. Across the hallway is the spacious kitchen and dining area which is fitted with a great range of base and wall units that have soft close cupboards and drawers with Caesarstone worktops, an induction hob with extractor fan, microwave, oven, dishwasher and fridge/freezer. There is ample room for a dining table and French doors which lead out to the garden. Adjacent to the kitchen is a handy utility room which has plumbing for a washing machine.

On the first floor, there is a spacious landing area which could house a desk for study or hobbies if required. All of the bedrooms are doubles and both the principal and second bedroom have the benefit of en suites. A modern family bathroom completes the accommodation.

Externally, to the rear of the property, is a lovely landscaped rear garden, which is mainly laid to lawn with borders and views across the countryside to the rear. The patio area sweeps the width of the property and has a secluded, covered area in which to sit and relax away from the sun.

From the garden, you can access the large storage area which also links through to the carport. The carport can also be accessed from the front of the home and has two double electric power sockets. The development also offers ample additional visitors spaces.

The property has been finished to a high specification and includes under floor heating throughout the ground floor, inset spot downlighters in all rooms, TV points to all main rooms (except the kitchen) and all bedrooms along with ceramic tiling to the kitchen and utility room. In addition, the property boasts a Mechanical Ventilation with Heat Recovery system (MVHR) which extracts air from contamination areas (kitchen/bathroom etc.) and supplies fresh air to living areas, reducing draughts within the home.

## Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal,

flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

## Amenities

East Challow is on the edge of Wantage, which is a lovely small market town in the Vale of White Horse with a good range of shops and services. Links with the past are very strong too - it is notable as the birthplace of King Alfred the Great in 849.

The town lies about 8 miles (13 km) south-west of Abingdon and a similar distance west of Didcot and is at the crossing of the B4507 valley road, the A417 road between Reading and Cirencester and the A338 road between Hungerford (and junction 14 of the M4 motorway) and Oxford. There are main line railway services from Didcot Parkway.

There is one state secondary school in Wantage, King Alfred's Academy, and some ten primary schools. There are also several independent schools in Abingdon, Oxford and nearby villages.

Wantage has a fine reputation for the arts - music, dances and poetry - and this is celebrated each year with an Arts Festival during the summer. John Betjeman lived in The Mead, Wantage (by Letcombe Brook) for many years and wrote poetry about Wantage. Thomas Hardy's "Jude the Obscure" was set in nearby Letcombe Bassett where "Arabella's Cottage" can still be seen.

## Directions

From Faringdon, take the A417 towards Wantage. After approximately 6.5 miles, turn left into Woodhill Lane. Continue along the lane for around 0.4 mile and the development can be found on the right hand side. Enter into the development and bear left and left again, where the property can be found.

What3Words: ///producers.nets.increases

## Services & Tenure

The tenure is freehold and the property is connected to LPG gas, electricity, water and septic tank drainage. Constructed by Neptune Group the current owner has enjoyed living here from new in 2023 which leaves circa 8 years remaining on the global home guarantee. There is an annual estate management fee of £1,168 per annum (payable quarterly).

## Local Authority

Vale of White Horse District Council

Council Tax Band E

## Our reference

FAR/KB/KF/15092025

## We'd love to hear from you

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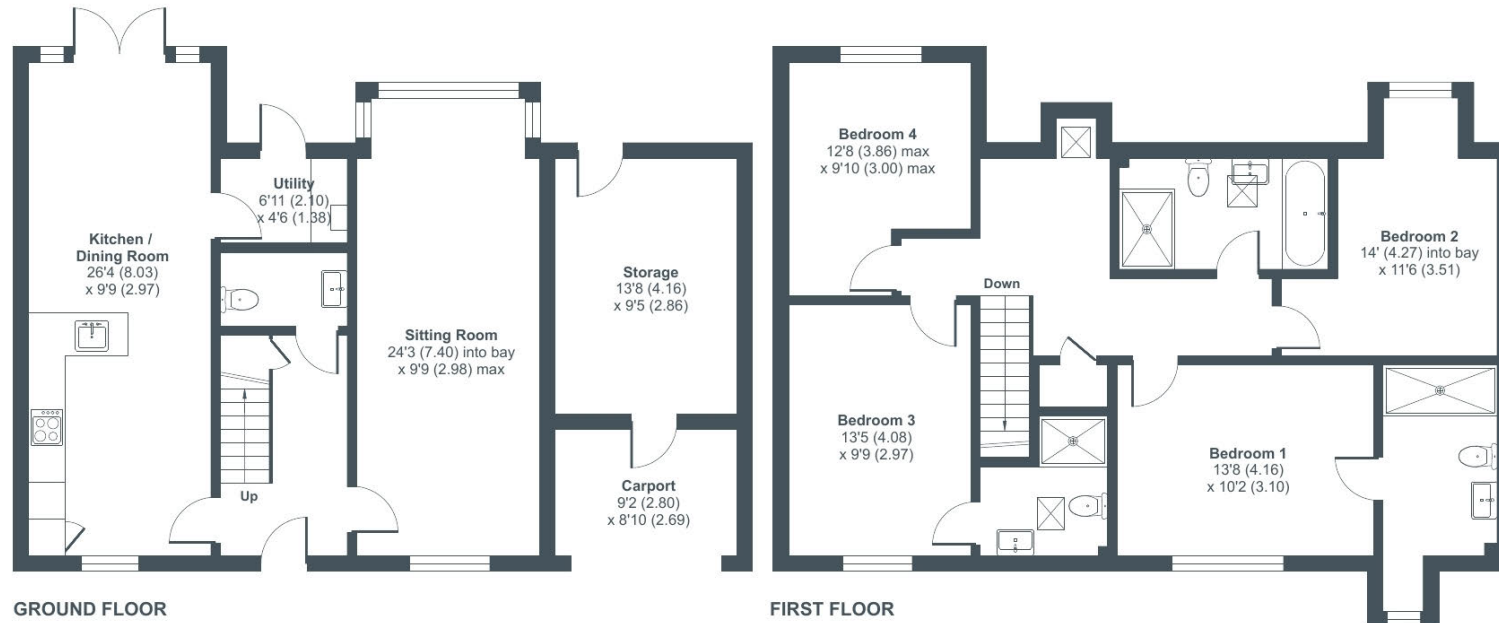
# Meadow Court, East Challow, Wantage, OX12

Approximate Area = 1533 sq ft / 142.4 sq m (excludes carport)

Storage = 133 sq ft / 12.3 sq m

Total = 1666 sq ft / 154.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Perry Bishop. REF: 1350752



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