

Letcombe Hill, East Challow, Wantage, Oxfordshire OX12 9RJ



12 Solar panels • Pergola outdoor dining area • Driveway parking • Character features • Desirable village location • Three bedrooms • Large modern kitchen / diner • Fireplace in living room • EPC C

Letcombe Hill,

East Challow, Wantage, Oxfordshire OX12 9RJ

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

The property has been greatly improved by the current owners, while perfectly blending character with modern living.

The accommodation comprises a spacious hall with stairs to the first floor, newly fitted cloakroom, storage, and a lovely stable door out to the garden. The recently redecorated living room is at the rear and features a working fireplace. The kitchen/dining room comprises a modern kitchen with a range of wall and base units, as well as integrated white goods, including a double Neff oven with WIFI, dishwasher and induction hob. A breakfast bar wraps round into the large dining room, currently fitting an eight-seater table and space for a bar and bar stools! Patio doors lead out onto the side patio, and the windows have all been fitted with Hilary shutters.

On the first floor are two double bedrooms, both with fitted wardrobes, and a large single bedroom. Completing the accommodation is a wonderful modern family bathroom, re-fitted with a full-size bath and separate shower.

Outside, the garden has been totally transformed to create a superb entertaining space. A wooden pergola has been added with a sunken seating area, fitted with string lights and grape vines climbing up the frame, transporting you abroad. The rest of the garden is mainly laid to lawn with an array of raised borders and vegetable beds. There is also a large storage shed. This wonderful home also has the added benefit of 12 solar panels and off-road parking.

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

Wantage is a lovely small market town in the Vale of White Horse, and has 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 7 miles turn right onto Letcombe Hill where the property can be found on the left hand side.

What3Words: ///joints.allergy.furniture

Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

Local Authority

Vale Of White Horse District Council

Council Tax Band- B

Our reference

FAR/KB/MS/14082025

We'd love to hear from you

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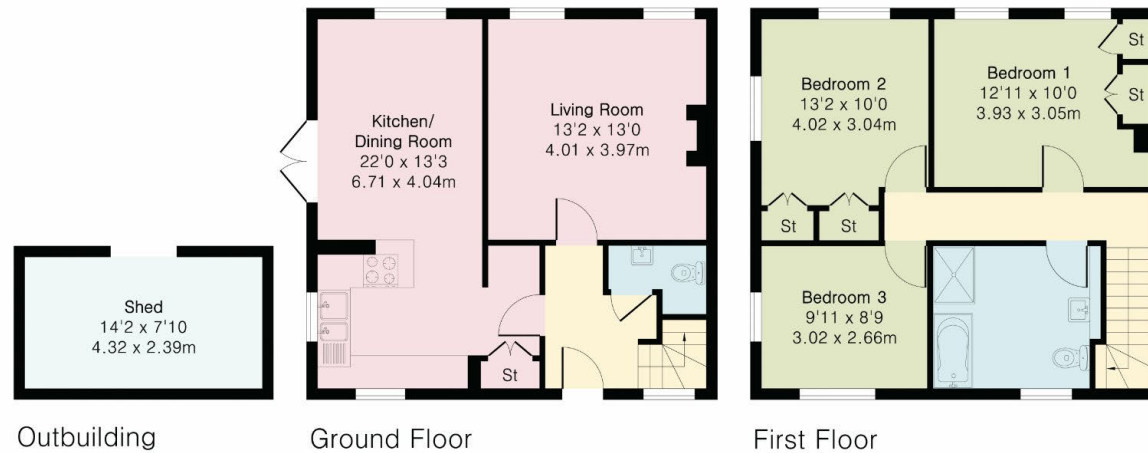


**Approximate Gross Internal Area 1133 sq ft - 104 sq m
(Including Outbuilding)**

Ground Floor Area 511 sq ft – 47 sq m

First Floor Area 511 sq ft – 47 sq m

Outbuilding Area 111 sq ft – 10 sq m



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PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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