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£765,000 1 Orchard Gardens, West Challow, Wantage, Oxon, OX12 9TL, UK

Freehold





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Introducing a truly exceptional property nestled in the heart of the picturesque village of West Challow. This stunning detached family home boasts an exquisite combination of luxury, style, and comfort, making it a wonderful haven for those seeking the perfect retreat. Allow yourself to be captivated by its extensive array of features, thoughtfully designed for a modern lifestyle.

**Accommodation & Location.** Step inside the kitchen/family room, a culinary enthusiast's dream come true. With underfloor heating, a large induction hob, and Veluxes flooding the space with natural light, this is where gastronomic masterpieces are created. The south-facing aspect bathes the room in warmth, while the double Belfast sink and 6-pane bi-folds add a touch of elegance. An island with built-in storage, currently housing a treasure trove of board games, provides a gathering place for family and friends. Adorned with sandstone floors and a striking brick feature wall, there's even enough room for a cosy seating area, perfect for lazy Sunday mornings. The living room is a sanctuary of serenity, boasting a brick fireplace (although not connected to a chimney), oak-framed windows, and French doors offering enchanting vistas of the pretty garden. Warm your toes with underfloor heating and relish the delightful south-facing ambience. Meanwhile, the downstairs hallway beckons, featuring underfloor heating, an extensive understairs cupboard, built-in coat and shoe cupboards, skylights, and convenient internal door to the garage. Tucked away, a secret office awaits, a quiet sanctuary to unleash your creativity. Picture yourself working amidst the warm embrace of underfloor heating, accompanied by natural light streaming through the skylight. The space is beautifully elevated with built-in cupboards and a tastefully installed oak desk. Additionally, a utility room offers convenient functionality, with ample space for a freezer, plumbing for washing machine, and a recently refitted combi boiler. The most appropriately named and designed playroom is a child's dream with built-in playhouse (no. 1a Orchard Gardens!) for hours of fun and the ground floor is finished off with a further office and cloakroom. As we ascend the stairs, we find four delightfully appointed bedrooms including a master suite which features a vaulted ceiling adorned with remote control Veluxes, welcoming the soft daylight to fill every corner, ensuite shower room and dressing area adorned with storage. Situated in the charming village of West Challow, surrounded by the idyllic Oxfordshire countryside, this location offers the quintessential English countryside experience. Take leisurely strolls or invigorating bike rides through the enchanting rural landscape, while dog lovers relish in the plethora of pathways tailored for their furry friends. Plus, with swift and convenient access to Wantage, Faringdon, Oxford, and even





Swindon via well-connected roads, the possibilities for exploration and adventure are only a stone's throw away. The gardens are bordered by a babbling brook with driveway parking to the front and a wonderful Sylvan backdrop to the rear. There are various outbuildings including chicken coup and chicken run with a wonderful feel of privacy and serenity. Ideal for family barbecues the decking just off the bi-fold doors from the kitchen family room helps inside and out transition into one.

**Ofcom.** For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk>. If Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there.

**Heating type.** Underfloor and radiator oil-fired central heating.

**Utilities.** All mains services are connected, with the exception of gas.

**What3Words.** [w3w.co/fastening.uniforms.confined](https://www.what3words.com/).

**Sat Nav.** OX12 9TL. **NB.** Library images have been used in the marketing material for this property.

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## Orchard Gardens, West Challow, Wantage, OX12 9TL

Approximate Area = 2190 sq ft / 203.4 sq m

Garage = 88 sq ft / 8.1 sq m

Total = 2278 sq ft / 211.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Groundroom 2023. Produced for Green & Co. REF: 1015968



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

### DATA PROTECTION ACT 2018

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