

GREEN &
CO



£275,000 11 Stowhill, Childrey, Wantage, Oxfordshire, OX12 9XQ, UK

Freehold



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£275,000 Stowhill, Childrey

Council Tax Band B

Charming period cottage situated on the edge of a highly desirable village, enjoying picturesque views over the surrounding farmland. Offered for sale for the first time in many years, this characterful property features a cosy sitting room with an open fireplace, a country-style kitchen/dining room, a central hallway, and a ground-floor bathroom. Upstairs, the property offers a good-sized double bedroom and a small single bedroom or study, complete with French doors leading to a balcony. This delightful outdoor space provides a perfect seating area with far-reaching views. Outside, the property benefits from a tiered garden, including a large shingled courtyard and raised lawned areas. The property is offered to the market with no onward chain.

what3words. [w3w.co/revised.misted.wand](https://www.what3words.com/revised/misted/wand).

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

Utilities. Connected to all main services except gas.

Heating Type. Electric heating to radiators.

Location. Set approximately 2.5 miles west of Wantage, Childrey is a quintessential English village and is well served to enhance rural life with its own village store, occasional tea rooms, churches, village green, village hall, and duck pond. Featuring a wide stock of housing from period cottages to substantial modern homes, the village has its own primary school and enjoys a range of clubs and societies. More



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



comprehensive information for residents can be found on the village website at <http://www.childrey.org.uk/Site/>. Nestling in beautiful countryside with easy access for both ramblers and cyclists alike, more comprehensive facilities can be found in nearby Wantage. With all of the local facilities on offer, one can see why Childrey is firmly established as one of Oxfordshire's finest village locations.

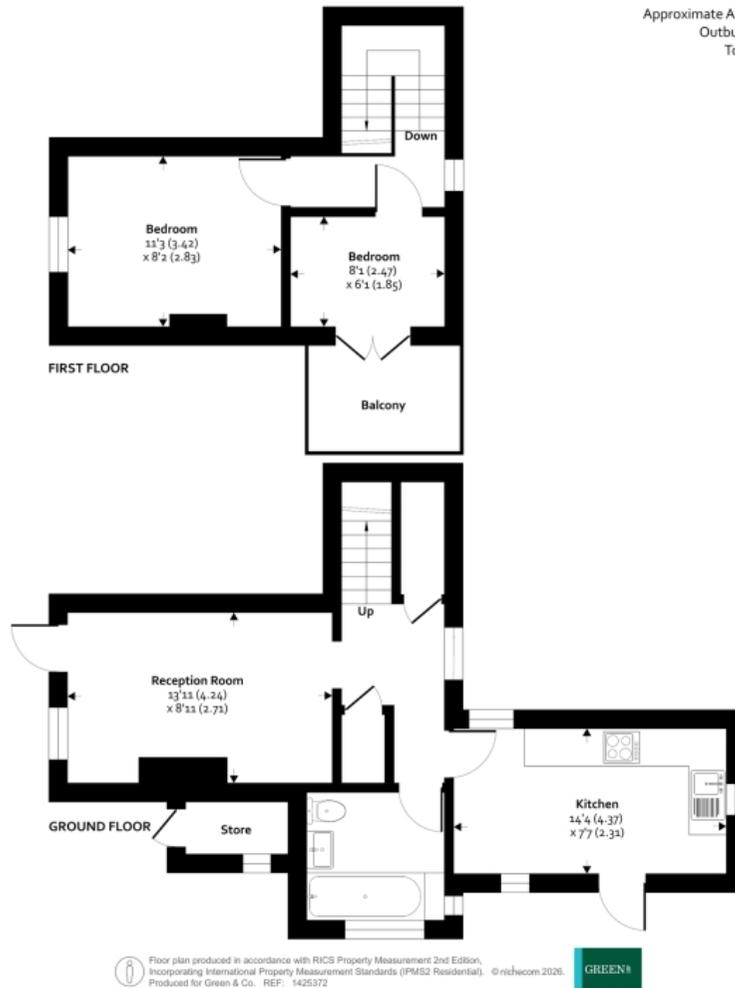




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Approximate Area = 590 sq ft / 54.8 sq m
 Outbuilding = 15 sq ft / 1.3 sq m
 Total = 605 sq ft / 56.1 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	26 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

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.