



2 Eblands Place Challow Road, Wantage

In Excess of £315,000

Waymark

2 Eblands Place Challow Road

Wantage

A deceptively spacious three-bedroom terraced home that offers an exceptional amount of accommodation and versatility, both inside and out.

The ground floor begins with a practical entrance porch leading into a welcoming living room, which flows seamlessly into a generous dining area and a well-appointed kitchen featuring solid cabinetry. A standout feature of the home is the impressive conservatory, providing a bright and spacious garden room with attractive views over the rear garden. A convenient cloakroom completes the ground-floor accommodation.

On the first floor, the landing provides access to a stylish contemporary four-piece family bathroom, the spacious master bedroom, and a third bedroom. Occupying the top floor is a superb second bedroom, creating a private and versatile space that is ideal as a guest room, home office, or additional living area. The room benefits from two useful eaves storage cupboards, while the landing also features a separate storage cupboard, providing excellent additional storage.





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Externally, the property continues to impress. There is a well maintained rear garden with rear access leading to the the extensive outbuildings which provide exceptional practicality. These include a wider-than-average garage and a substantial workshop, making it ideal for hobbyists, storage, or potential workspace use. Beyond this lies a charming area currently arranged as a fruit garden. Further benefits include off-road parking for 1 to 2 vehicles depending on size and positioning.

Furthermore, the property is situated in a prime Wantage location, within easy walking distance of the town centre, local amenities, schools, and convenient bus routes.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout which was replaced in 2010. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor for O2, Three & Vodafone, Good outdoor, variable in-home for EE according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.



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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Deceptively Spacious Three Bedroom Property
- Impressive Workshop & Wider Than Average Separate Garage
- Two Reception Rooms & Kitchen
- Generous Conservatory With Bi-Fold Doors Onto The Garden
- Ground Floor Cloakroom & Modern Family Bathroom
- Prime Wantage Location, Close To Amenities









Total area: approx. 143.6 sq. metres (1545.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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