



Glenroy
Childrey, Oxfordshire



Glenroy

, Wantage, Oxfordshire, OX12 9UF



Nestled in the charming village of Childrey, near Wantage, this delightful bungalow presents an excellent opportunity for those seeking a peaceful retreat with ample space.

LOCATION

Childrey is an idyllic downland village tucked away in the arresting Vale of the White Horse, a location that offers all the benefits of rural life whilst placing Oxford, Swindon and London within easy reach. From this rural retreat, it is easy to forget that London is little more than an hour away. From here you can explore a landscape rich in natural historical appeal, walk, cycle or ride on the Ridgeway trail, or simply unwind in the award-winning inn, 'The Star', in the adjacent village of Sparsholt. The market town of Wantage c.3.5 miles has a comprehensive range of shopping, health, leisure and recreational facilities, including Waitrose, Sainsburys and regular farmers' markets in the bustling square. Visit the welcoming coffee shops and local artisans, the art gallery and museum: there is something for everyone. The area has local schools for all ages and offers transport links to the excellent Abingdon and Oxford schools too. Childrey has an artisan village shop and cafe selling everyday items as well as organic produce, a well-regarded primary school and a country feed and craft store. More information can be found on the village website www.childrey.org. Education with the locality also includes St Hughs at Carswell, Pinewood in Bourton, Ferndale, Radley College, Abingdon School, St Helen & St Katharine, Our Lady's Abingdon, Cokethorpe, Marlborough College and St Edward's. In addition to the village primary school there are also secondary schools in the adjacent market towns of Wantage, Faringdon and Didcot.





THE PROPERTY

With potential to redevelop (recent planning granted) or improve from bungalow to two storey C.2368 sq ft. 0.6 of an acre of formal garden plus 3 acres adjacent paddocks by separate negotiation.

In the charming village of Childrey, Wantage, this spacious detached bungalow, known as Glenroy, is being offered to the market for the first time since its construction in 1966. Additionally, planning permission has been granted to transform this bungalow into a two-storey dwelling with four bedrooms, effectively doubling the living space to approximately 2,368 square feet. This presents a unique opportunity for buyers to either update the existing bungalow to their taste or to embark on an exciting development project, making the most of this superb plot.

This property boasts two inviting reception rooms, three well-proportioned bedrooms, and a family bathroom, making it an ideal home for families or those seeking a peaceful retreat.

Set on a generous plot of over 0.6 acres, the bungalow is surrounded by picturesque paddocks, C. 3 acres of surrounding paddocks could possibly be available subject to negotiation. An uplift covenant would also be applied, providing a serene and tranquil environment. The property is approached via a large driveway, offering ample parking for multiple vehicles, and leads to a convenient double garage.

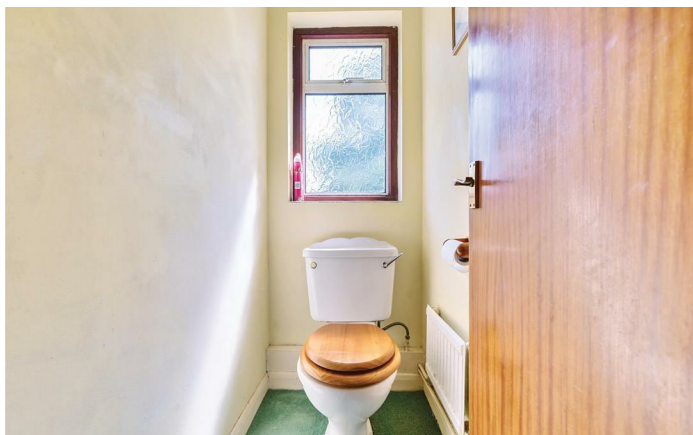
The bright living room welcomes you with natural light, creating a warm and inviting atmosphere. The kitchen diner is perfect for family meals and entertaining guests, providing a comfortable space to gather and enjoy.

With its prime location and potential for expansion, Glenroy offers a rare chance to secure a delightful home in a sought-after village setting. Whether you are looking to settle into a spacious bungalow or create your dream family home, this property is not to be missed.

TOTAL FLOOR AREA 1468.00 sq ft
VALE OF WHITE HORSE DISTRICT COUNCIL BAND E







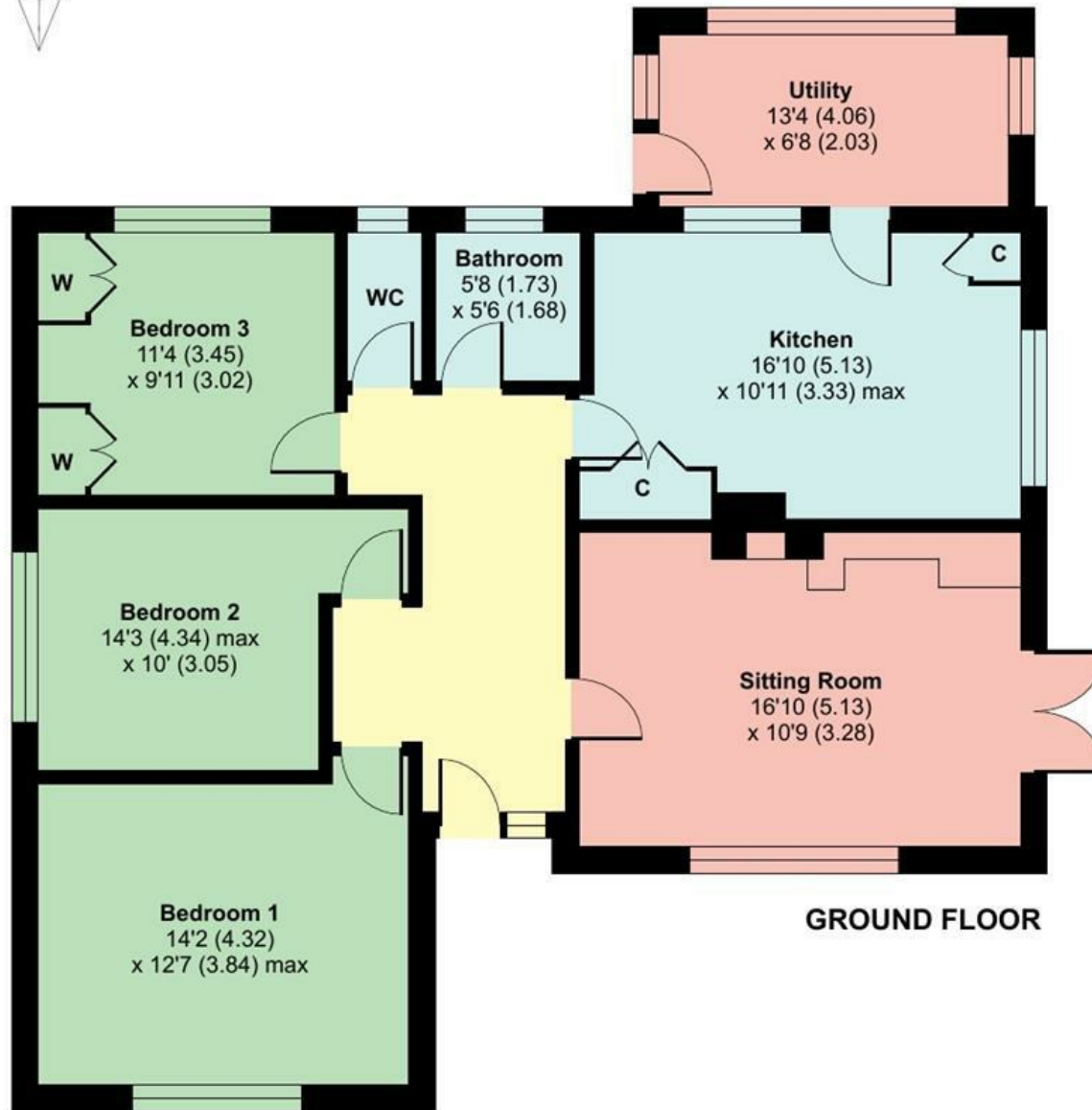
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Approximate Area = 1100 sq ft / 102.2 sq m

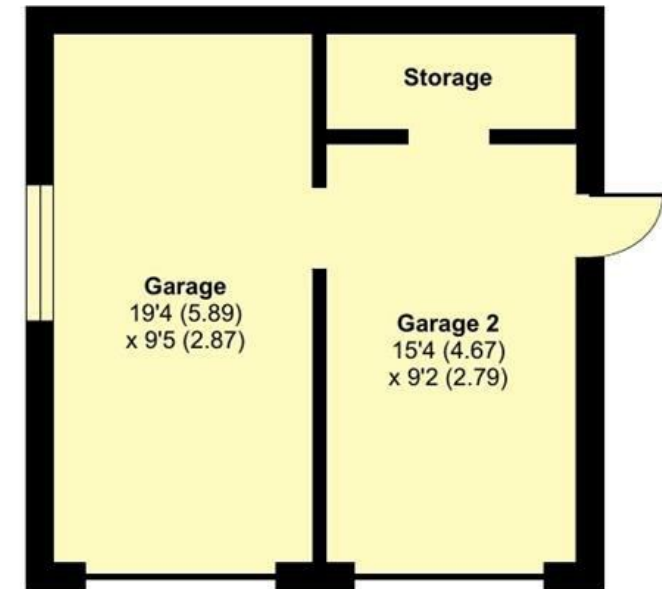
Garage = 368 sq ft / 34.2 sq m

Total = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

Starting in the centre of Wantage, head west on Newbury Street (A417) from Market Place, passing the King Alfred statue. At the roundabout, take the first exit onto Ormond Road, which becomes the B4507, heading west toward Childrey. Continue on the B4507 for about 1.5 miles through open countryside. Then turn left onto the B4001, signposted for Childrey and Letcombe Regis. Drive along the B4001 for about another mile, and you'll enter the village of Childrey. Follow the signs into the village centre, where you'll find local landmarks like the village hall and St. Mary's Church.

Viewings strictly by prior appointment
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