



25 Blenheim Gardens, Grove, Wantage, Oxfordshire OX12 0NP  
Oxfordshire, £425,000

# Blenheim Gardens, Wantage OX12 0NP

Oxfordshire

Freehold

**Beautiful & Improved Four Bedroom Detached Family Home | Two Reception Rooms & Conservatory With New Tiled Roof | Stunning Kitchen With Built-In Appliances | Ground Floor Cloakroom & Modern Fitted Bathroom | Well Tended Non-Overlooked Rear Garden | Double Width Driveway For 2/3 Cars | Popular No Through Road Location | Well Maintained By The Current Owners - Viewing Highly Advised!**

## Description

A beautifully presented four bedroom detached family home situated within a popular no through road in the ever sought after location of Grove, close to amenities. Having been well maintained and improved by the current owners, the property should be viewed internally to fully appreciate.

The light and airy accommodation briefly comprises on the ground floor of dining room, spacious living room, conservatory complete with heating and new tiled roof and a modern fitted kitchen. The kitchen is complete with ample storage cabinets and work surface with a useful breakfast bar along with built-in appliances to include a double oven, washing machine, fridge/freezer and dishwasher. The first floor consists of a landing, four bedrooms and a modern fitted bathroom with new shower.

Externally there is a well-tended and landscaped rear garden which is non-overlooked to the rear. The westerly facing garden includes a covered patio area which is perfect for outside dining and entertaining, remainder laid to lawn boarded by flowers and shrubs. There is a double width driveway providing off road parking for 2/3 vehicles.

Furthermore, the property is conveniently located within a short walk to local bus routes, shops and schools along with easy access into the town.

The property is freehold, connected to mains gas, electric water and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing

throughout.

## Location

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
EU Directive 2002/91/EC			
England, Scotland & Wales			



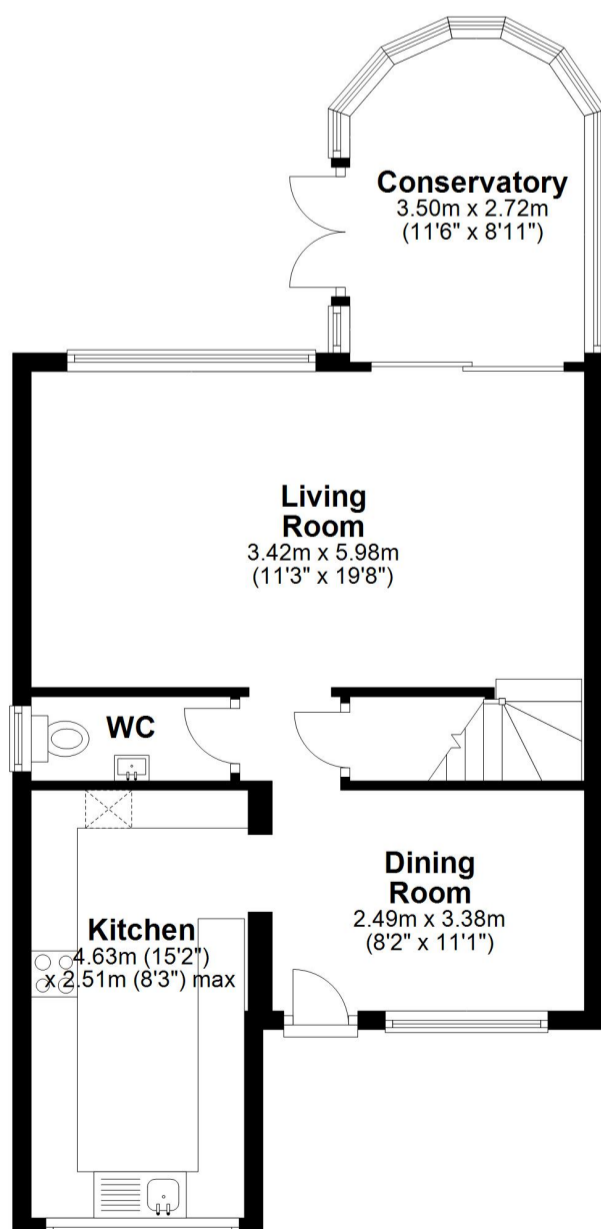
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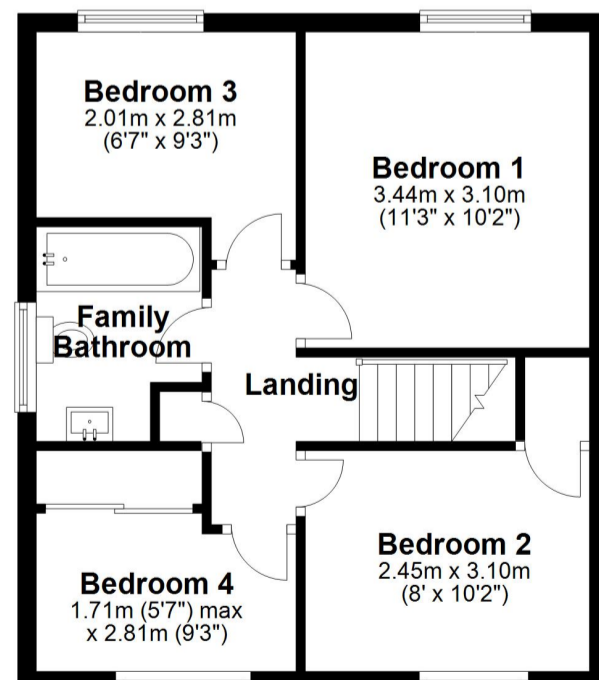
## Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



**Total area: approx. 96.9 sq. metres (1043.0 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.