



1 Ashdown Way, Grove, Wantage OX12 0AG  
Oxfordshire, Guide Price £250,000

Waymark



# Ashdown Way, Wantage OX12 0AG

Oxfordshire

Freehold

**Three Bedroom End of Terrace Family Home Offering Vast Potential | Generous Overall Plot | Driveway Providing Off Road Parking | Convenient Location, Close To Amenities | No Onward Chain - Viewing Highly Advised!**

## Description

A fantastic opportunity to purchase this three bedroom end of terrace family home situated on a generous plot offering vast potential. Offered for sale with no onward chain, the property should be viewed at the earliest opportunity to avoid disappointment.

The property briefly comprises on the ground floor of entrance hall with storage cupboard, cloakroom, spacious kitchen/dining room and light and airy living room with large useful storage cupboard. The first floor consists of a landing, three generous bedrooms and a shower room.

Externally the property benefits from wrap around gardens to include an easy to maintain rear garden laid to patio, a large side garden which is laid to lawn and an impressive frontage laid to lawn. There is also a driveway to the front providing off road parking.

Furthermore, the property is situated in a no through road within the ever popular location of Grove, conveniently positioned close to local amenities and bus routes.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a warm air system 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: C



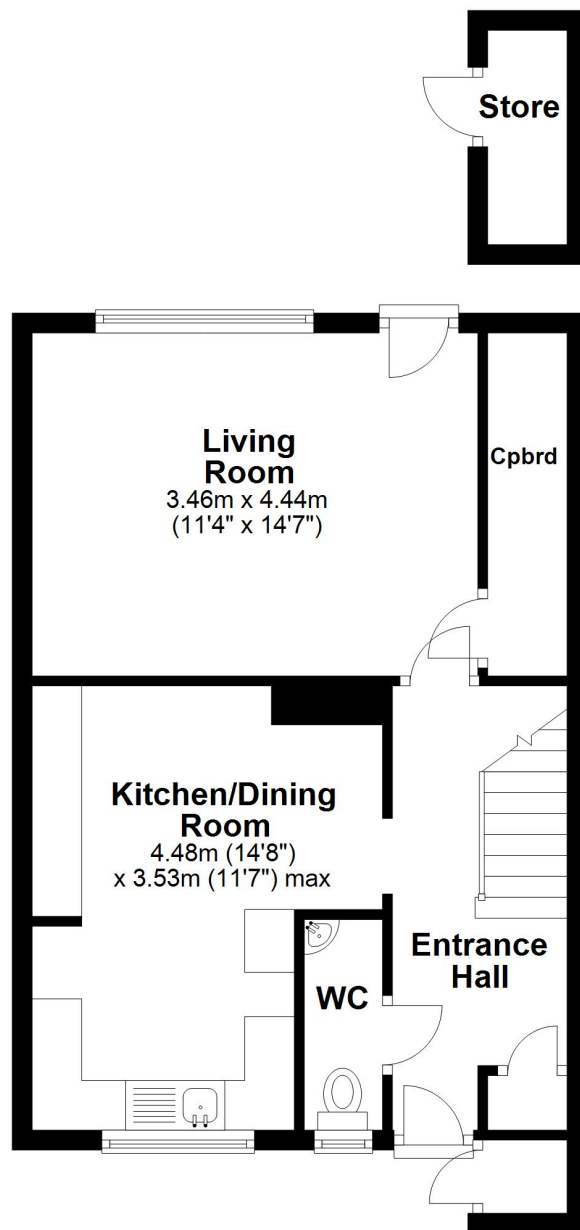
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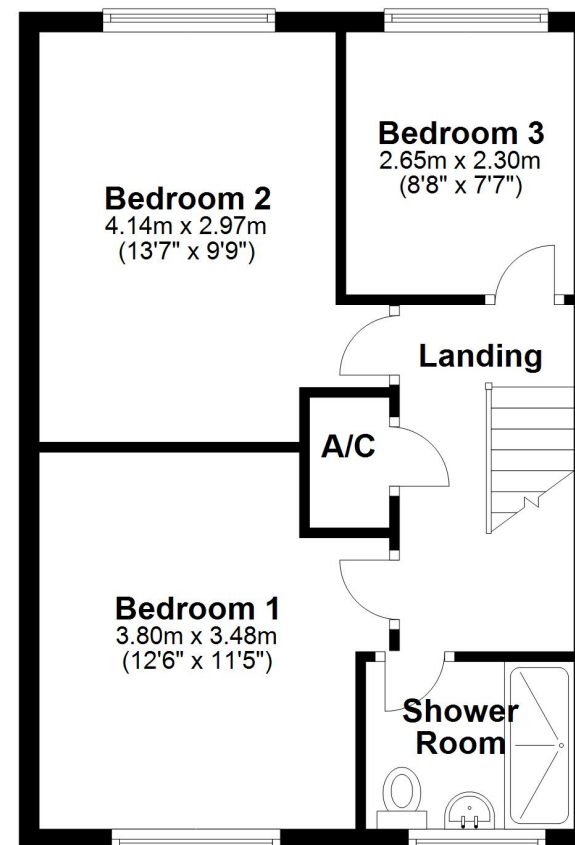
## Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



## First Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 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.



