



15 Woodhill Drive, Grove, Wantage OX12 0DE  
Oxfordshire, Offers Over £280,000

Waymark



# Woodhill Drive, Wantage OX12 0DE

Oxfordshire

Freehold

**Well Presented Three Bedroom Semi-Detached Home | Spacious Living/Dining Room, Kitchen & Conservatory | Beautiful Re-Fitted Family Bathroom | Enclosed Rear Garden | Garage & Driveway Parking To Front For Two Cars | No Through Road, Popular Location | Viewing Highly Advised!**

## Description

Representing an ideal first time or investment purchase, is this well presented three bedroom semi-detached family home, situated in a no through road, within the popular location of Grove.

The light and airy accommodation briefly comprises of: entrance hall, kitchen, spacious living/dining room and conservatory on the ground floor. The first floor consists of a landing, three bedrooms and a beautiful re-fitted family bathroom.

Externally, the property benefits an enclosed rear garden which includes a patio area which is perfect for outside dining and entertaining, remainder laid lawn, with useful hard standing ideal for a shed. There is a garage and driveway parking to the front of the property for two vehicles.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating via a recently re-fitted combi-boiler and 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



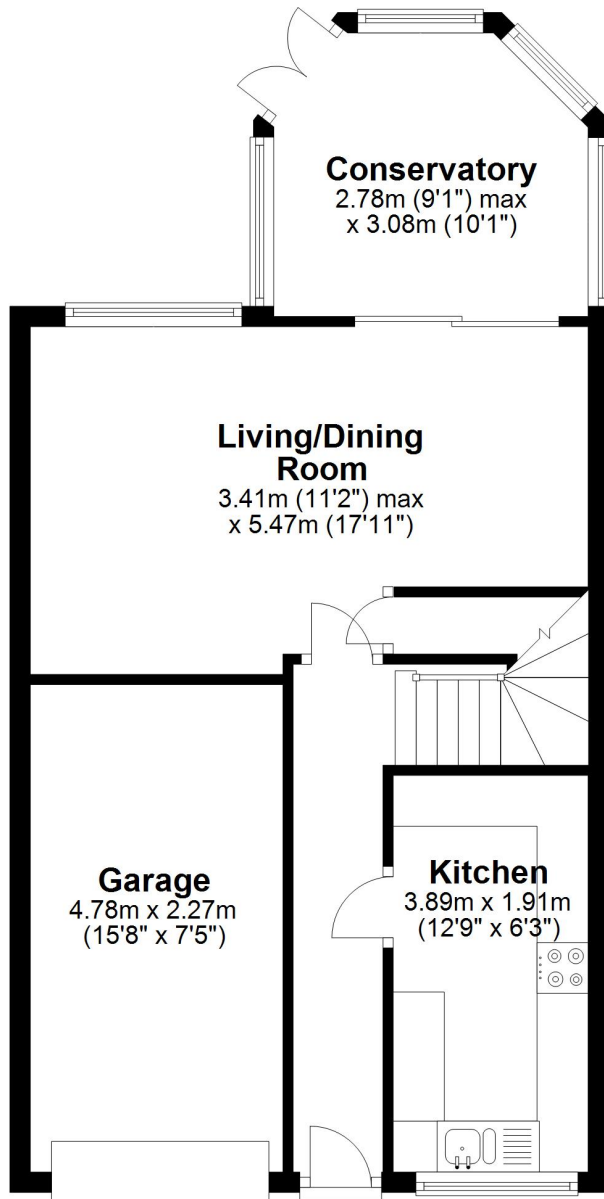
**Waymark**  
**Wantage Office**

T: 01235 645645

E: [wantage@waymarkproperty.co.uk](mailto:wantage@waymarkproperty.co.uk)

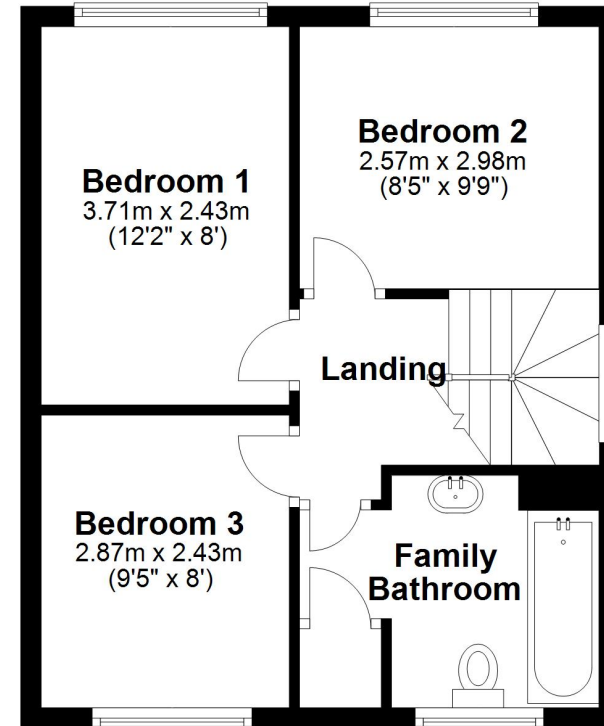
## Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



**Total area: approx. 88.9 sq. metres (956.5 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.



