



23 Armstrong Avenue, Grove OX12 0LZ
Oxfordshire, £475,000

Waymark

Armstrong Avenue, OX12 0LZ

Oxfordshire

Freehold

Exceptional & Well Proportioned Family Home | Impressive Kitchen/Dining Room With Stunning Flooring & Upgraded 'Quartz' Worktops | Bright Living Room & Versatile Family Room/Study | Useful Utility Room & Ground Floor Cloakroom | All Four Generous Bedrooms With Built-In Wardrobes To Bedroom 2 | Superb Master Suite With His & Hers Double Wardrobes & Luxurious Four Piece Ensuite | Stylish Four Piece Family Bathroom | Double Width Driveway Providing Off-Road Parking With Ease

Description

Beautifully presented and thoughtfully upgraded, this exceptional four-bedroom detached home offers spacious, modern living ideal for families. Set within the popular Wellington Gate development, the property boasts high-quality finishes throughout and a well-balanced layout designed for both everyday comfort and entertaining.

The welcoming entrance hall is light and inviting, with elegant and high end flooring that flows seamlessly into the stunning open-plan kitchen/dining room. Spanning the full width of the property, this sociable and entertaining space features two sets of French doors opening onto the rear garden, flooding the area with natural light. The upgraded kitchen is a standout feature, boasting quartz worktops, a matching quartz windowsill, and contemporary cabinetry, all contributing to a sleek, high-end finish. A useful utility room offers additional storage and workspace, echoing the kitchen's quality finish, and includes a door to the side access. The bright and airy living room offers a calm, comfortable space for relaxing, while a versatile study/family room provides flexibility – ideal for home working or a playroom. Completing the ground floor accommodation is the cloakroom.

Upstairs, a spacious landing with a built-in storage cupboard leads to four generously sized bedrooms. The master bedroom is a superb suite, featuring a stylish four-piece en-suite complete with upgraded tiling and a matching tiled windowsill, as well as double his-and-hers mirrored wardrobes thoughtfully added by the current owners. The second bedroom also benefits from built-in wardrobes, while the remaining rooms are served by a modern four-piece family bathroom – also finished with upgraded tiling and a matching tiled windowsill for a cohesive, premium look.

Externally, the rear garden is fully enclosed and ideal for families or entertaining, with a large patio area and a lawn offering plenty of space to enjoy. To the front, the driveway has been extended to accommodate two vehicles with ease and leads directly to the remaining section of the garage, which is perfect for additional storage. A neatly maintained front lawn further enhances the property's kerb appeal.

Furthermore, the property is situated in a convenient location providing easy access to local amenities, schooling and bus routes.

Material Information: The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Please open 'Brochure 1' for further material information.

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.

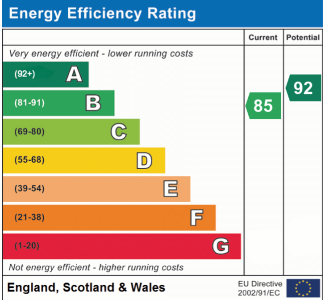
Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: F





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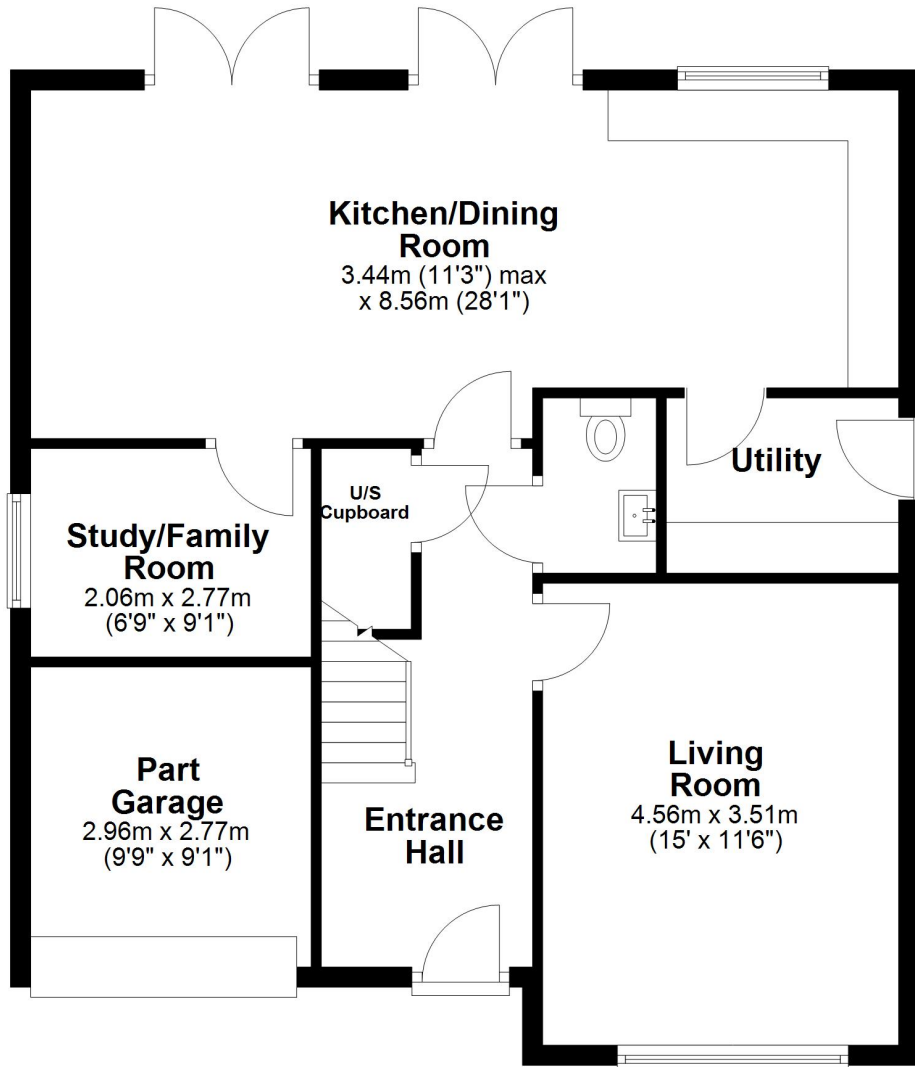
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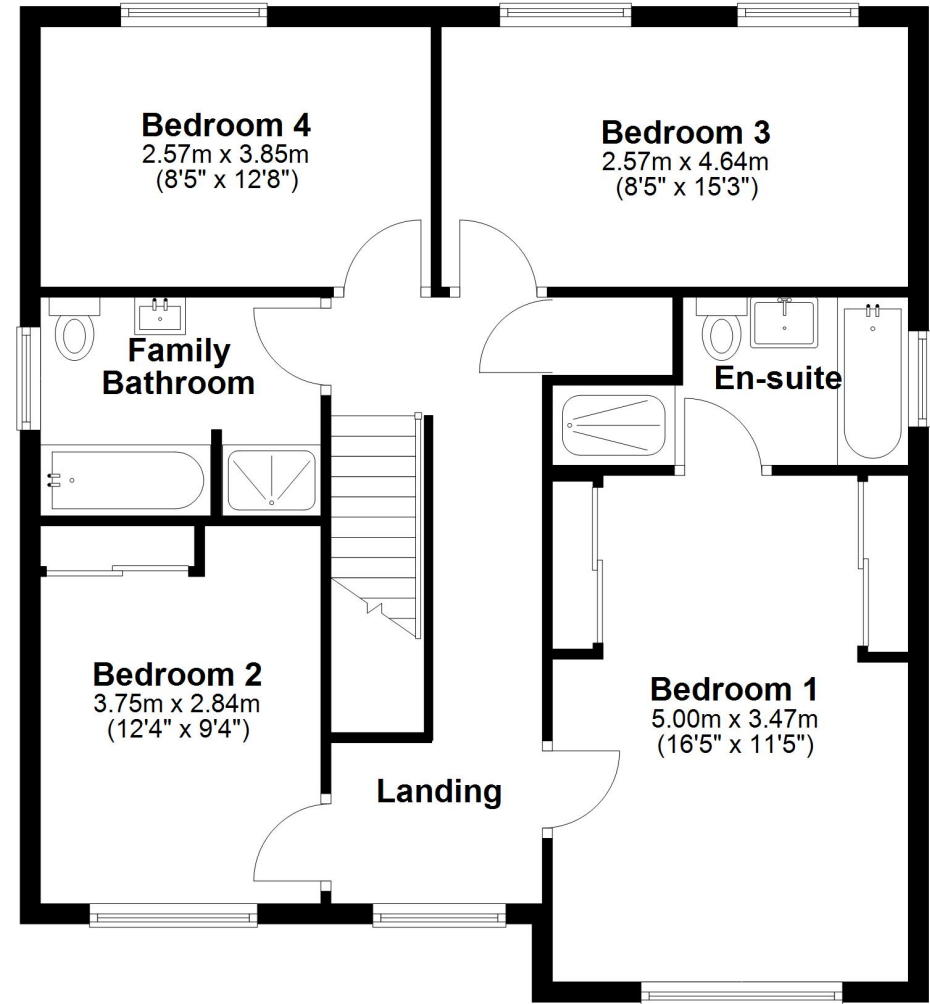
Ground Floor

Approx. 76.8 sq. metres (826.9 sq. feet)



First Floor

Approx. 77.2 sq. metres (830.7 sq. feet)



Total area: approx. 154.0 sq. metres (1657.6 sq. feet)

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.

