



72 North Drive, Grove, Wantage OX12 7PN  
Oxfordshire, £400,000

Waymark

# North Drive, Wantage OX12 7PN

Oxfordshire

Freehold

**Spacious & Extended Four Bedroom Semi-Detached Family Home | Fantastic Kitchen/Dining Room, Living Room & Conservatory | Boot Room & Cloakroom | Generous Bedrooms & Four Piece Bathroom | Enclosed Large Rear Garden | Garage & Gated Driveway Parking For 3 Cars | Viewing Advised!**

## Description

A spacious and extended four bedroom semi-detached family home situated in a no through road within the popular location of Old Grove.

On entering the property, the entrance hall gives access to the useful boot room with door providing side access, living room and the spacious kitchen/dining room. The kitchen is complete with a range of white gloss wall and floor mounted cabinets and space for appliances whilst the dining area provides space for a large table and chairs. The kitchen extends to an additional dining area with arch through to the living room. The cloakroom and conservatory complete the ground floor accommodation. The first floor consists of landing, four piece family bathroom and four bedrooms, three of which are generous double bedrooms along with a good size single bedroom.

Externally, the large enclosed rear garden includes a patio area to both ends of the garden perfect for outside dining, a central lawn bordered by mature trees and shrubs along with an additional area of stone chippings combined with a patio creating an additional seating area with BBQ pit. Additionally there are hard standings for shed and an outbuilding complete with electric at the rear of the garden which was previously used as an office (this does require remedial works due to a roof leak). To the front of the property is the gated garage and driveway providing off road parking for 3 cars.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating 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



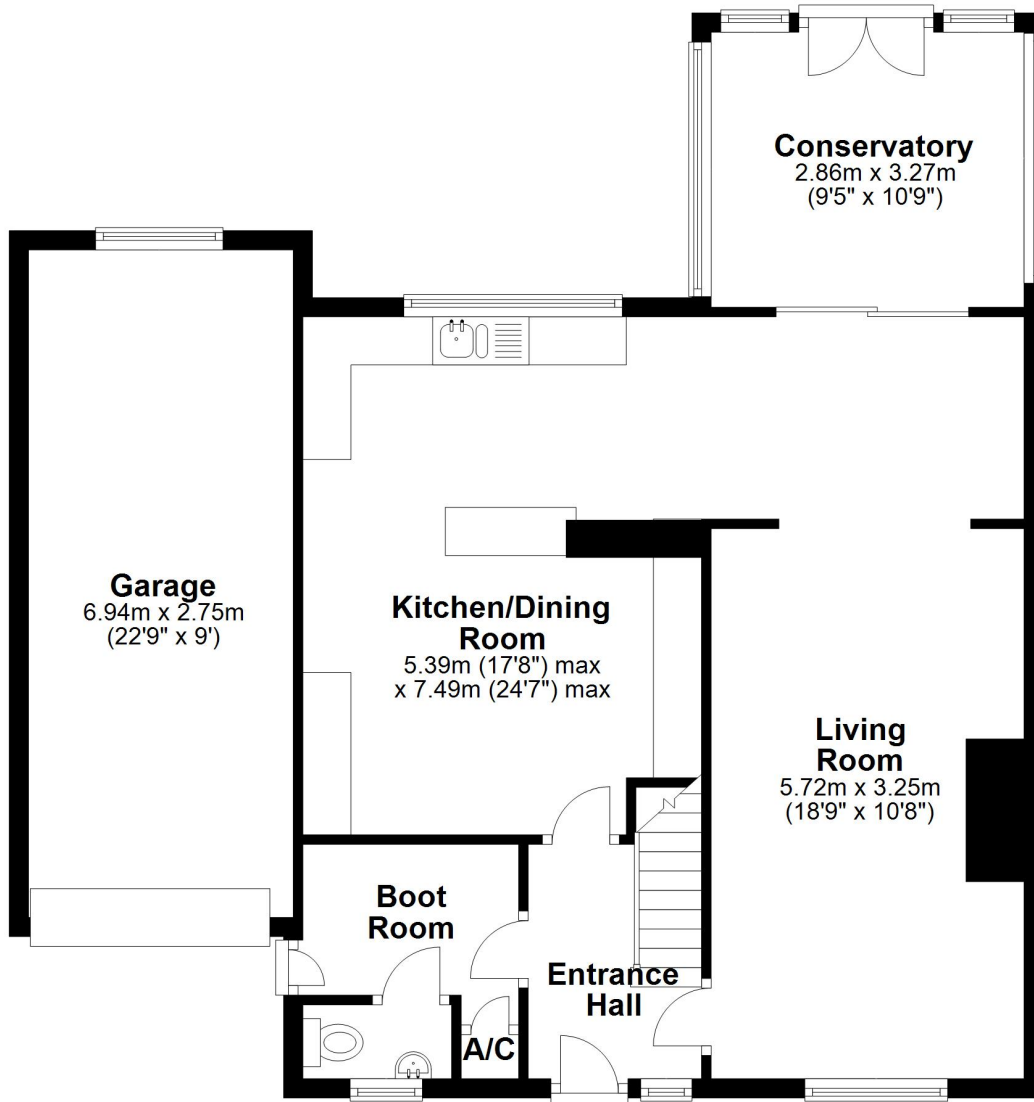
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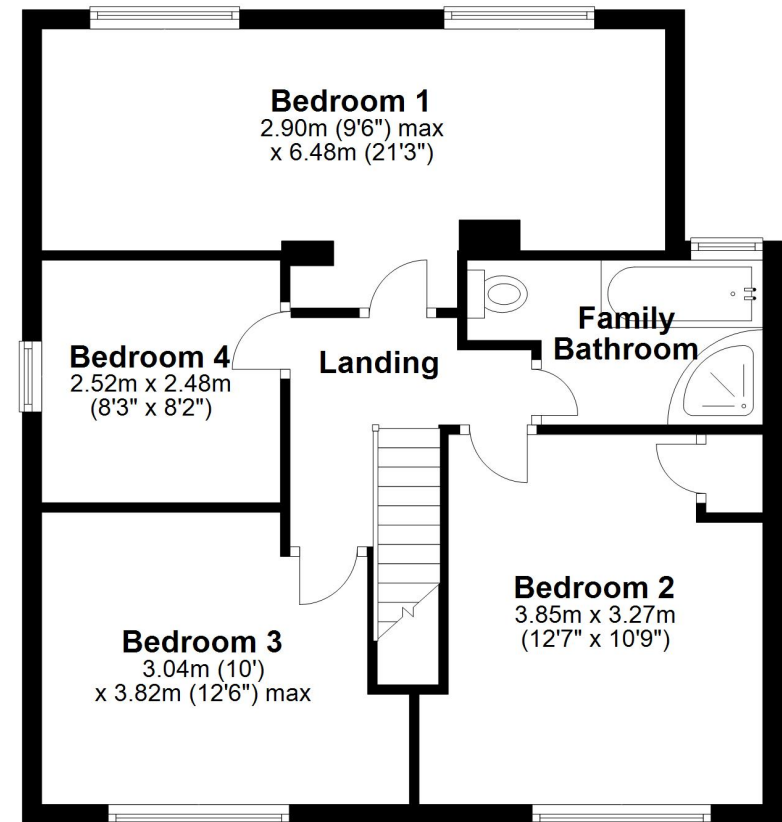
## Ground Floor

Approx. 88.7 sq. metres (955.1 sq. feet)



## First Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 146.7 sq. metres (1579.1 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.

