



18 CollinSmith Drive, Grove, Wantage OX12 7LY
Oxfordshire, £525,000

Waymark

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Oxfordshire

Significantly Improved Three/Four Bedroom Detached Family Home | Upgraded Throughout To An Exceptional Standard | Stunning Kitchen/Breakfast Room Featuring Beautiful Quartz Worktops | Dual Aspect Living Room With Pleasant Garden Outlook | Versatile Bedroom Four/Family Room With French Doors Onto Garden | Three Generous & Well Proportioned Bedrooms Upstairs | Tastefully Re-Fitted Family Bathroom & Beautiful Ground Floor Shower Room | Beautifully Landscaped & Private Rear Garden | Views Over Greenery In Popular & Convenient Grove Location

Description

This significantly improved three/four-bedroom detached family home has been extensively upgraded by the current owners to an exceptional standard throughout, offering stylish, versatile and adaptable living accommodation, ideal for modern family life.

The welcoming entrance hall creates a strong first impression, with a feature staircase incorporating wood, glass panelling, and bespoke under-stair storage that adds a contemporary touch. Off the hallway is a useful utility area, currently housing a tumble dryer, and a beautifully re-fitted shower room with a luxurious rainfall shower. The elegant dining room and stunning kitchen/breakfast room are also accessed from the hall. The kitchen is fitted with sleek quartz worktops, ample cabinetry, and high-quality built-in appliances including a Smeg double oven, Smeg extractor fan, fridge/freezer, washing machine, and dishwasher. Added conveniences include an instant boiling tap and a large window overlooking the green providing a pleasant aspect. To the rear, the dual-aspect living room enjoys views over the garden and features a media wall with an inset electric fire. Completing the ground floor is a versatile bedroom four/family room, boasting an attractive open fireplace and French doors leading directly onto the garden.

Upstairs, a light and airy landing gives access to three generous bedrooms. Bedrooms one and two are particularly spacious, while the family bathroom has been tastefully re-fitted and cleverly designed to function as an ensuite to the master bedroom via an additional landing door.

Externally, the property continues to impress. The beautifully landscaped, rear garden offers a perfect blend of functionality and charm, featuring vegetable patches, mature shrubs, and fruit trees. A private area houses a hot tub, while a pergola-covered terrace provides an inviting space for evening entertaining. The garden also benefits from mains powered lighting and sockets throughout, enhancing convenience and creating a wonderful atmosphere for outdoor enjoyment in the evenings. Extending to one side, the rear garden includes a personal door into the garage and a superb, well-positioned summer house. Discreetly tucked away so it doesn't intrude on the main garden, this versatile outbuilding is fully equipped with power, lighting, and internet, offering the perfect setting for a home office, studio, or gym. The front garden is attractively planted with established perennials, and there is driveway parking in front of the garage located at the rear of the garden.

The property has been modernised with numerous energy-efficient features, including solar panels and an electric vehicle charging port. Further upgrades include a full rewire with LED lighting, a new

boiler with replaced radiators and pipework, new windows throughout, and a fully insulated and boarded loft. The home has been exceptionally well maintained, with recent re-pointing to the roof ridge tiles, chimney, and garage, reflecting the owners' meticulous care and attention to detail.

Perfectly situated in the ever popular village of Grove, the property enjoys delightful views over greenery and is within easy reach of local amenities, reputable schools, and regular bus links to Oxford, Didcot, and Wantage.

Material Information - The property is freehold, connected to mains water, electricity, gas and drainage. The property is heated via a gas fired boiler and there is new 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: E

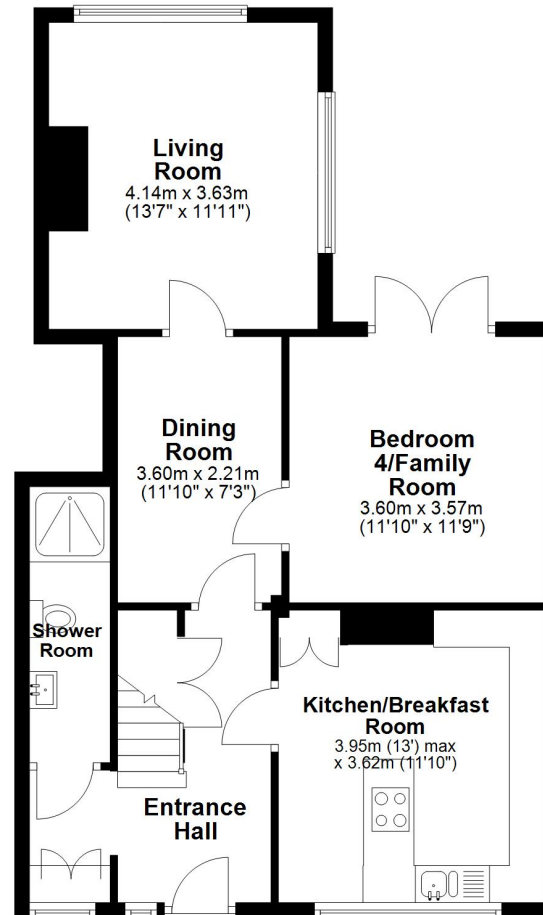
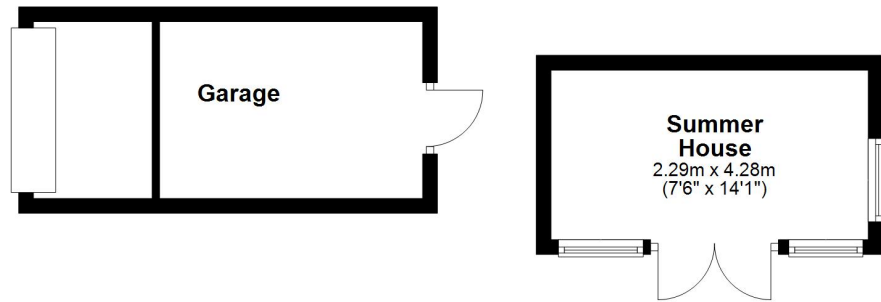


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Ground Floor

Approx. 88.9 sq. metres (957.4 sq. feet)

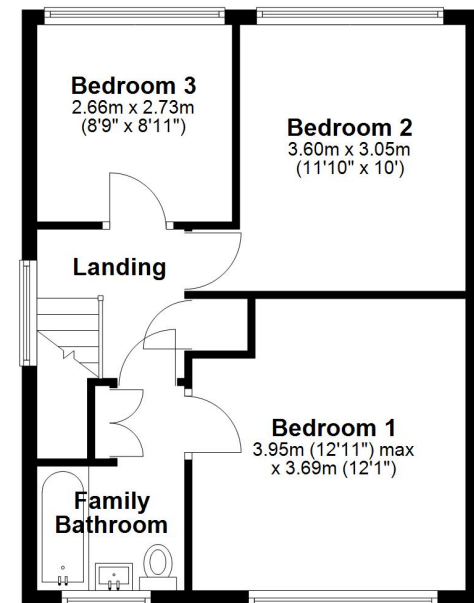


Total area: approx. 133.4 sq. metres (1436.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

First Floor

Approx. 44.5 sq. metres (478.9 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.

