



17 White Horse Crescent, Grove, Wantage, Oxfordshire OX12 0PY
Oxfordshire, £425,000

Waymark

White Horse Crescent, Wantage OX12 0PY

Oxfordshire

Freehold

Spacious & Extended Four Bedroom Detached Family Home | Large Entrance Hall With Cloakroom | Impressive Kitchen/Dining Room Through To Family Area | Dual Aspect Living Room With Log Burner | Ensuite & Built-In Wardrobes To Master | Modern Family Bathroom | Double Garage & Double Width Driveway Providing Ample Off Road Parking

Description

A spacious and extended four bedroom detached family home with double garage situated in a no through road within the ever sought after location of Grove, close to amenities.

The light and airy accommodation briefly comprises on the ground floor of spacious entrance hall with cloakroom and under stairs storage cupboard, dual aspect living room with feature log burner and impressive kitchen/dining room which has been extended to create a family area which is currently being used as a study/family accommodation. A personal door from the family room lead into the double garage. The first floor consists of a modern family bathroom and four bedrooms with ensuite and built-in wardrobes to the master.

Externally, there is an enclosed rear garden benefitting from a patio area which is perfect for outside dining, remainder laid to lawn enclosed by mature flowers and shrubs borders. To the front is a good size double width driveway and area of gravel providing off road parking for 4/5 cars which leads to the double garage complete with power and light.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a gas fired boiler 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: E



Waymark
Wantage Office

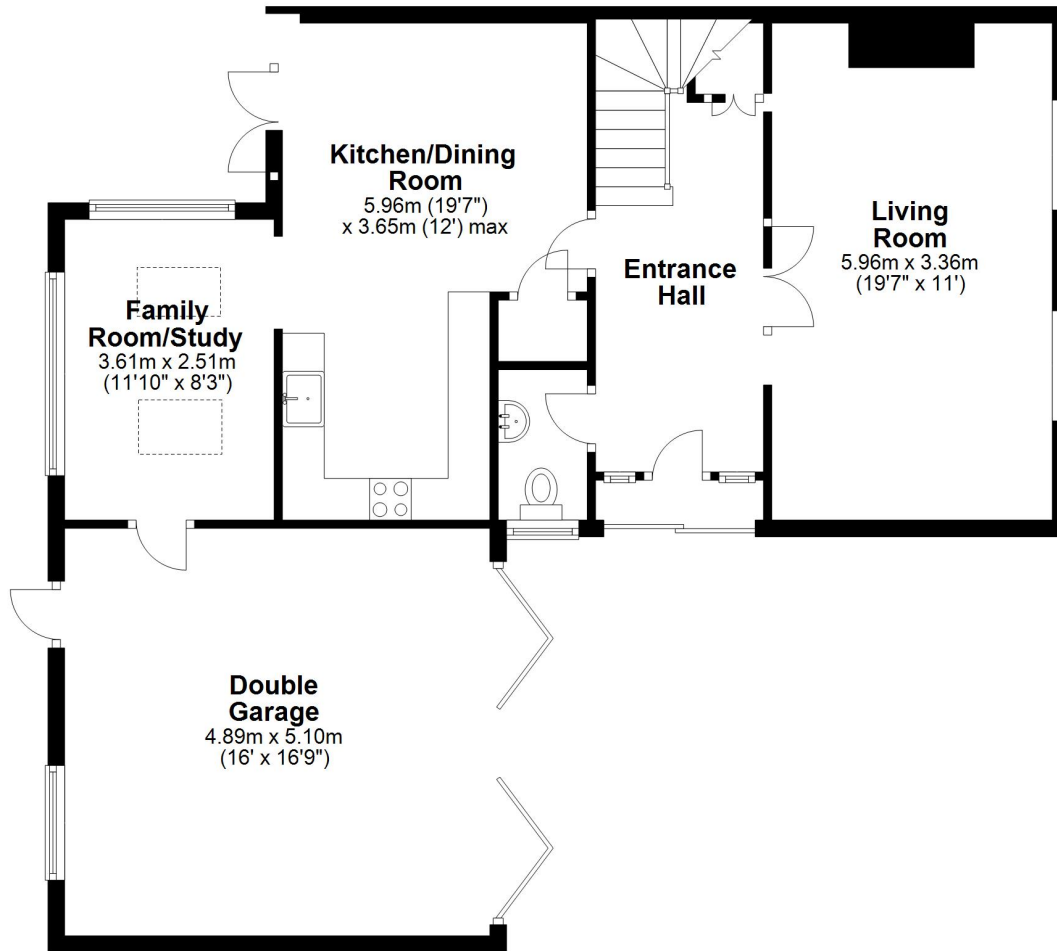
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	85
		EU Directive 2002/91/EC	

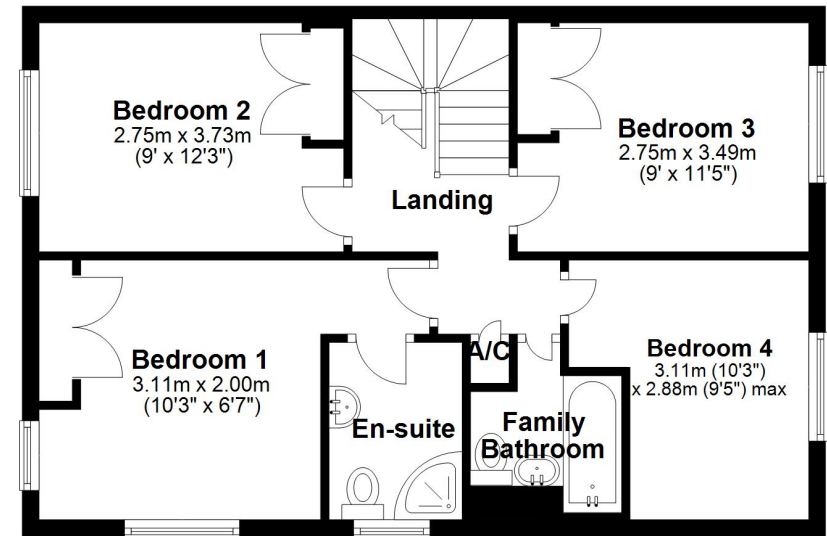
Ground Floor

Approx. 89.8 sq. metres (966.5 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



Total area: approx. 145.0 sq. metres (1560.5 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.

