



19 Woodhill Drive, Grove, Wantage OX12 0DE
Oxfordshire, Guide Price £300,000

Waymark

Woodhill Drive, Wantage OX12 0DE

Oxfordshire

Freehold

Good Size Three Bedroom Semi-Detached Family Home | Beautiful, Modern Kitchen With Ample Cabinets, Built-In Appliances & Space For Additional Appliances | Good Size Living Room, Separate Office/Playroom & Conservatory | Generous Bedrooms | Enclosed Rear Garden & Driveway Parking To Front For Two Vehicles | Popular Location | No Onward Chain

Description

Offered for sale with no onward chain is this good size three bedroom semi-detached home offering versatile and adaptable accommodation. Situated in a no through road within the ever popular location of Grove, this spacious property should be viewed at the earliest opportunity to avoid disappointment.

On entering the property, the entrance hall gives access to the spacious living room, useful office/playroom and the beautiful modern re-fitted kitchen. The kitchen is complete with a range of wall and floor mounted grey gloss cabinets, built-in dishwasher and oven with four ring gas hob, along with spaces for washing machine, tumble dryer and fridge/freezer. Completing the ground floor accommodation is the large conservatory which runs across the back of the property providing ample space for large dining table and chairs. To the first floor you will find three generous bedrooms and a family bathroom which is need of updating.

Externally, the property benefits an enclosed rear garden which is mainly laid to artificial lawn, patio area and useful hard standing ideal for a shed. There is 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 and refitted uPVC

double glazing to the front of the property.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



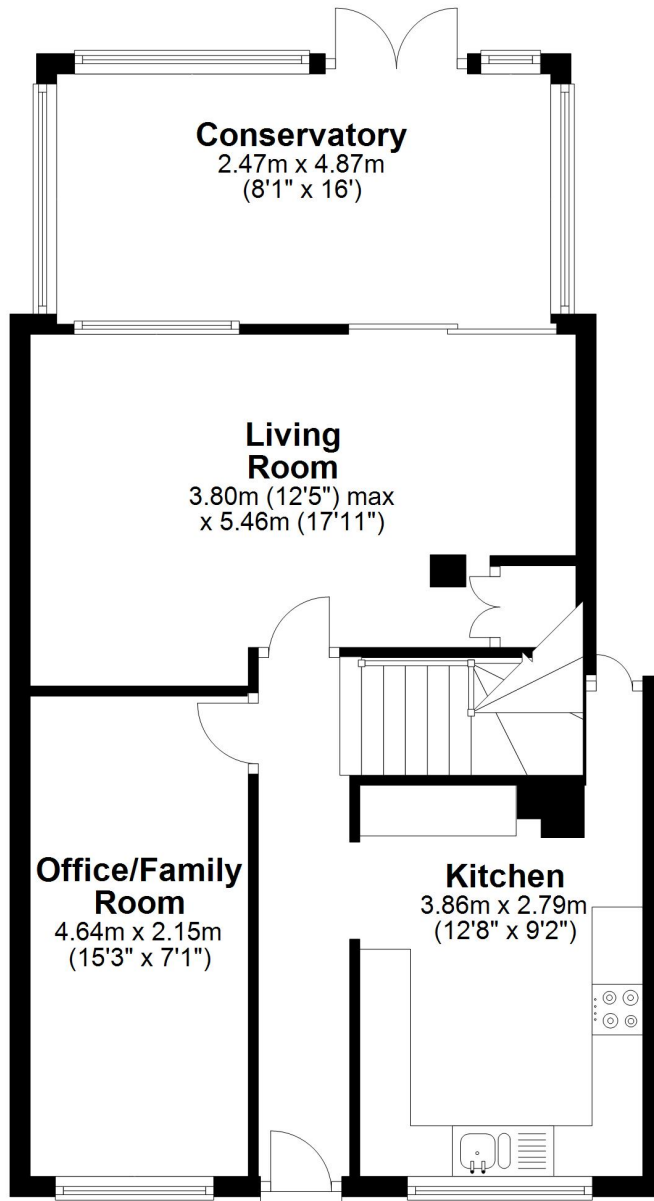
Waymark
Wantage Office

T: 01235 645645

E: wantage@waymarkproperty.co.uk

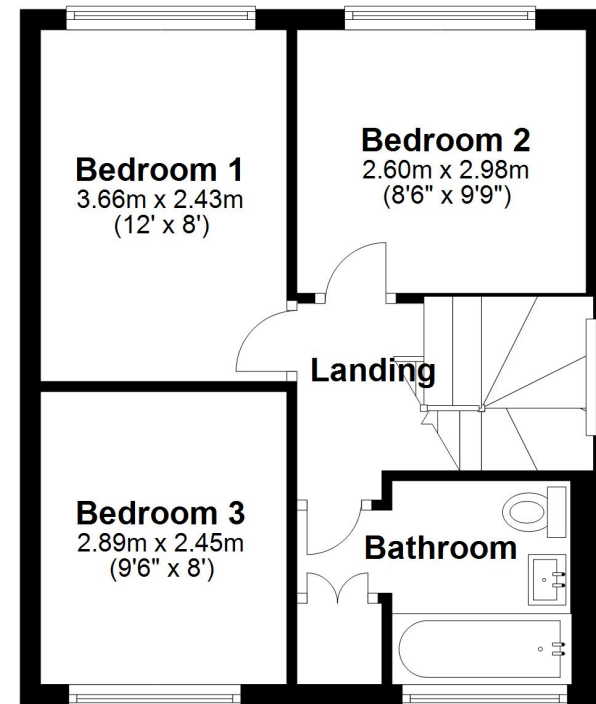
Ground Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



Total area: approx. 97.5 sq. metres (1049.6 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.

