



1 Carlton Close, Grove, Wantage OX12 0PU
Oxfordshire, £412,500

Waymark

Carlton Close, Wantage OX12 0PU

Oxfordshire

Freehold

Well Presented Detached Family Home | Double Garage | Living Room, Separate Dining Room & Kitchen | Ensuite To Master | Enclosed Westerly Facing Rear Garden | Driveway Parking For Several Vehicles | Pleasant Road Within a Popular Location | Viewing Highly Advised!

Description

A well presented four bedroom detached family home with double garage situated in a pleasant road within the popular location of Grove.

On entering the property, the spacious central entrance hall gives access to the cloakroom, living room, separate dining room with 'French' doors onto the garden and kitchen. The kitchen is complete with a range of wall and floor mounted cabinets, ample worksurfaces and built-in appliances to include dishwasher, fridge and oven with electric hob. The first floor consists of a landing, family bathroom and four bedrooms with ensuite to master.

Externally, the westerly facing enclosed rear garden is mainly laid to lawn with patio area which is perfect for outside dining. There is a personal door into the garage and side pedestrian access leading to the double garage and driveway which provides ample off road parking for several vehicles.

Furthermore, the property is conveniently positioned close to local amenities and should be viewed internally to fully appreciate.

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: E



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	



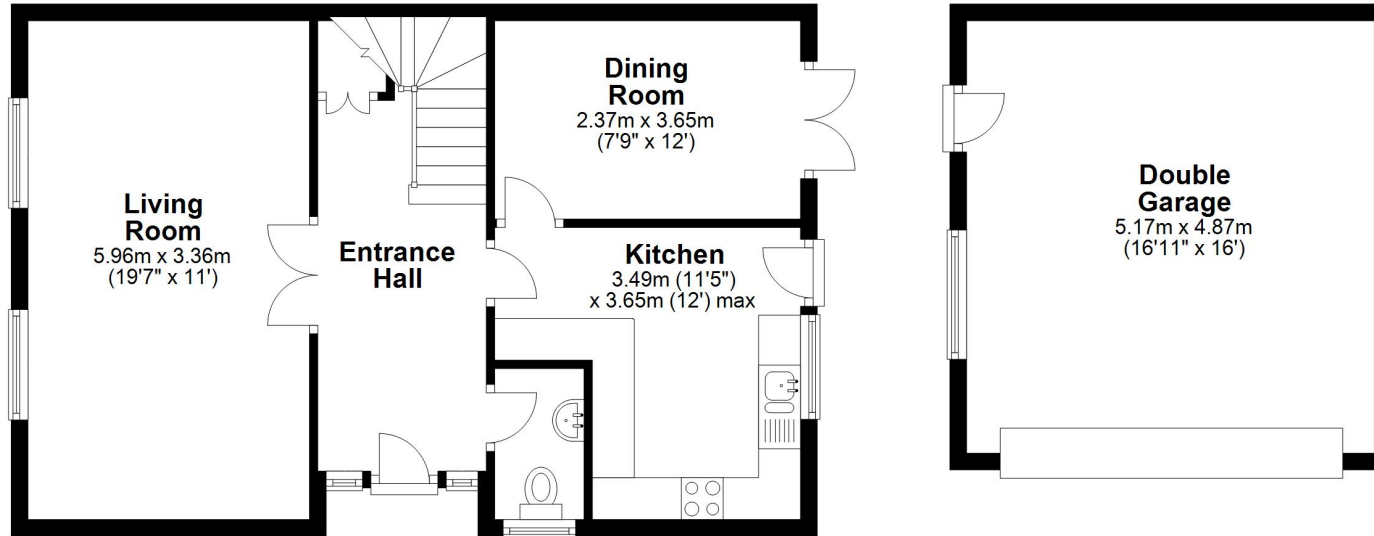
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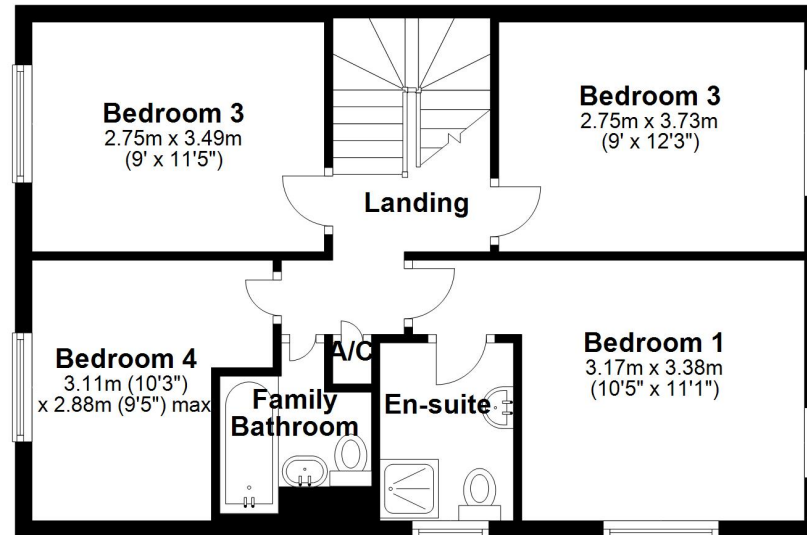
Ground Floor

Approx. 78.8 sq. metres (848.7 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 134.1 sq. metres (1443.7 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.

