



8 Pound Croft, Grove, Wantage, Oxfordshire OX12 0BZ  
Oxfordshire, £310,000

# Pound Croft, Wantage OX12 0BZ

Oxfordshire

Freehold

Extended & Spacious Three Bedroom Family Home | Impressive L-Shaped Living/Dining Room & Separate Family Room | Study & Ground Floor Shower Room | All Generous Bedrooms | Enclosed Rear Garden | Driveway Parking To The Front | Quiet No Through Road, Close To Amenities

## Description

An impressive three bedroom family home which has been extended to create a spacious and versatile ground floor accommodation. Situated in a pleasant no through road within a convenient location in Grove, close to amenities, this well presented property should be viewed internally to fully appreciate all the space on offer.

The accommodation briefly comprises on the ground floor, entrance porch through to entrance hall with storage space, kitchen, separate study through to shower room, extended living/dining room with sliding doors onto the garden and separate family room with further sliding doors onto the garden. The first floor consists of landing, family bathroom and three generous bedrooms.

Externally the westerly facing garden includes a patio area with remainder laid to lawn. To the front is driveway parking for 2 cars.

The property is freehold, connected to mains gas, electricity, 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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		85
B	(81-91)		
C	(69-80)	74	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



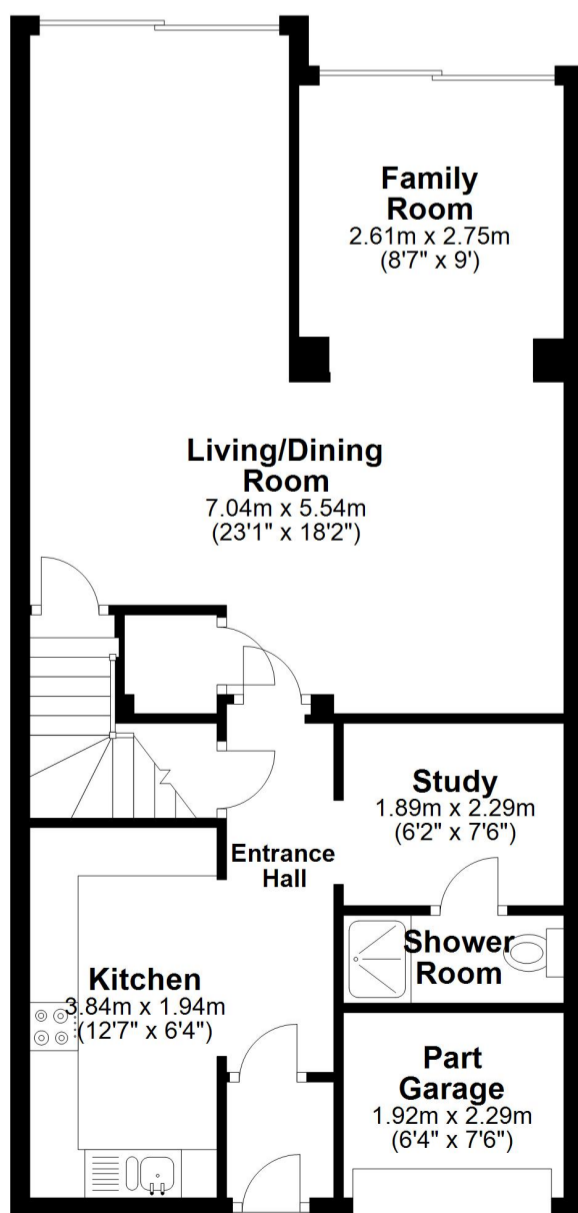
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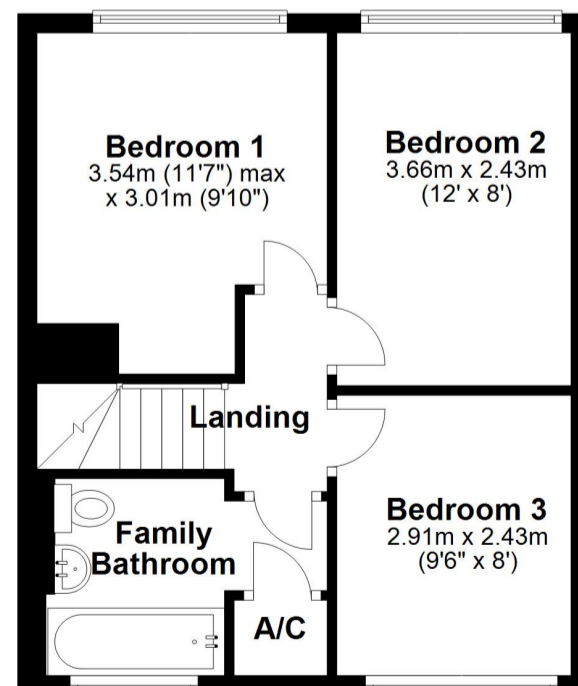
## Ground Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 102.3 sq. metres (1101.1 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.