



52 Grove Street, Wantage OX12 7AA
Oxfordshire, Offers Over £450,000

Waymark

Grove Street, Wantage OX12 7AA

Oxfordshire

Freehold

Charming Period Property | Four Double Bedrooms with Ensuite To Master | Characterful Kitchen, Separate Dining & Living Room With Feature Fireplace | Versatile & Adaptable Accommodation | Viewing Highly Advised To Appreciate! | Convenient Wantage Location

Description

The White House is a beautiful and charming period townhouse which is bursting with character and should be viewed internally to fully appreciate all the space on offer.

The versatile and adaptable accommodation briefly comprises of; entrance hall, spacious living room complemented by a feature fireplace now home to a log burner, additional reception room which lends itself to a multitude of purposes and is currently being used as a fifth bedroom, separate dining room with steps leading to the characterful kitchen. The kitchen is complete with a range of wall and floor mounted cabinets, ample oak worktops with Belfast sink, blackened beams and stain glass windows. The large utility room and shower room complete the ground floor accommodation. The first floor consists of a light and airy landing, family bathroom, master bedroom with a lovely re-fitted ensuite, and two further double bedrooms. The top floor boasts a large L-shaped fourth bedroom providing ample space for bedroom furniture, office table and chairs along with a sofa.

Externally, the garden includes a large patio area which is perfect for outside dining and entertaining, remainder laid to lawn interspersed with mature flowers and shrubs with hard standing for sheds to the rear. There is easy residents permit parking where the current vendors currently park two cars.

Furthermore, the property is conveniently positioned within a short walk into the ever popular Market Town of Wantage, close to bus routes.

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

Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: E



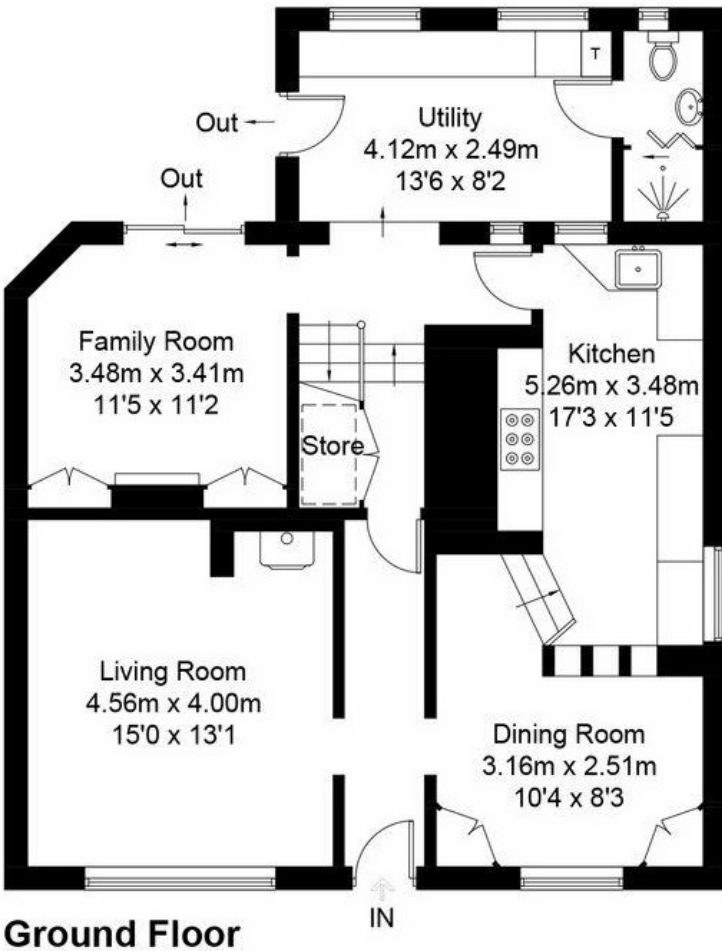
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



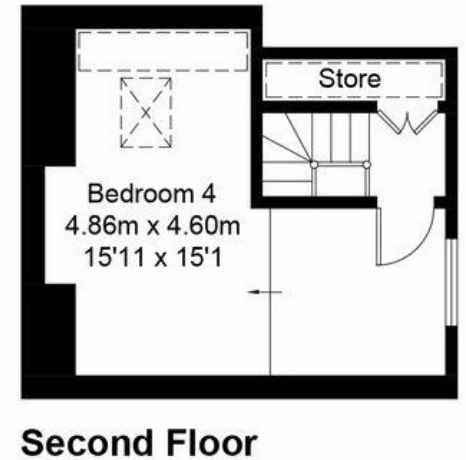
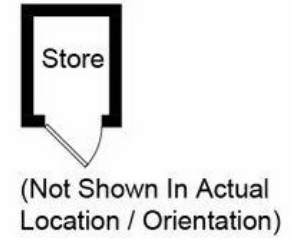
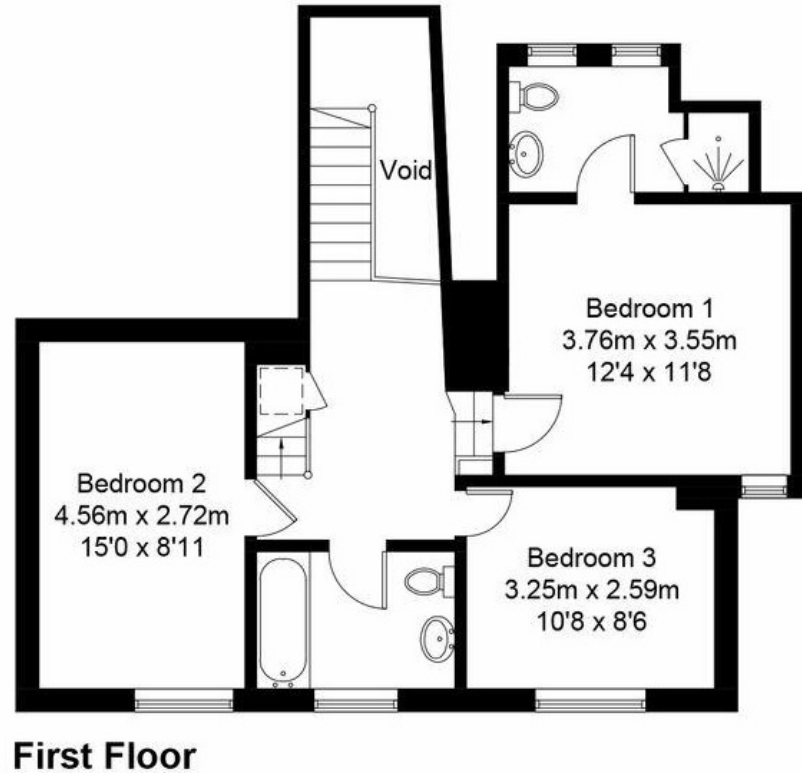
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= Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area (Excluding Void) = 165.2 sq m / 1778 sq ft
 Store = 1.3 sq m / 14 sq ft
 Total = 166.5 sq m / 1792 sq ft

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.

