



20 Mandhill Close, Grove, Wantage OX12 7HY  
Oxfordshire, £375,000

# Mandhill Close, Wantage OX12 7HY

Oxfordshire

Freehold

**Detached Three Bedroom Family Home | Situated On A Generous Overall Plot | Vast Potential With Scope To Extend (STPP) | Spacious L-Shaped Living/Dining Room & Separate Kitchen | Large Front & Rear Gardens | Garage & Driveway Parking Providing Ample Off Road Parking | Pleasant Cul-De-Sac Position, Close To Bus Routes | No Onward Chain - Viewing Highly Advised!**

## Description

First to the market in 64 years, is this three bedroom detached family home situated on a generous plot offering vast potential with scope to extend (SSTP). Offered for sale with no onward chain, the property provides a fantastic opportunity for buyers to purchase a property they can put their own stamp having not been structurally changed since it was built in 1960. Situated within the ever sought-after location of Old Grove at the end of a quiet cul-de-sac, this property should be viewed internally to fully appreciate all there is to offer.

On entering the property, the entrance hall gives access to the L-shaped dual aspect living/dining room. The dining area offers ample space for a dining table and chairs, with a door to a large useful storage cupboard, whilst the dual aspect living room boasts a pleasant outlook over the large front garden and sliding patio doors onto the large rear garden. Completing the ground floor accommodation is the kitchen with a door providing side access and stairs leading to the first floor. The first floor consists of a light and airy landing, separate WC and bathroom, and three bedrooms with built-in wardrobes to the master.

The good size enclosed rear garden is mainly to lawn with flower and shrub borders, useful hard standing for a shed/greenhouse and personal door to garage. There is side pedestrian access leading to the garage and driveway providing ample off road parking for several vehicles. There is a large frontage which is laid to lawn offering further potential for more parking if desired.

Furthermore, the property is well located within close proximity to local amenities and walking distance to a bus stop providing regular service in to Oxford.

The property is freehold and is connected to mains electricity, water and drainage. We believe the property was once connected to mains gas however we suggest a gas engineer confirms this. There is uPVC double glazing and electric heating.

## 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: D



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			
		75	41
EU Directive 2002/91/EC			
England, Scotland & Wales			



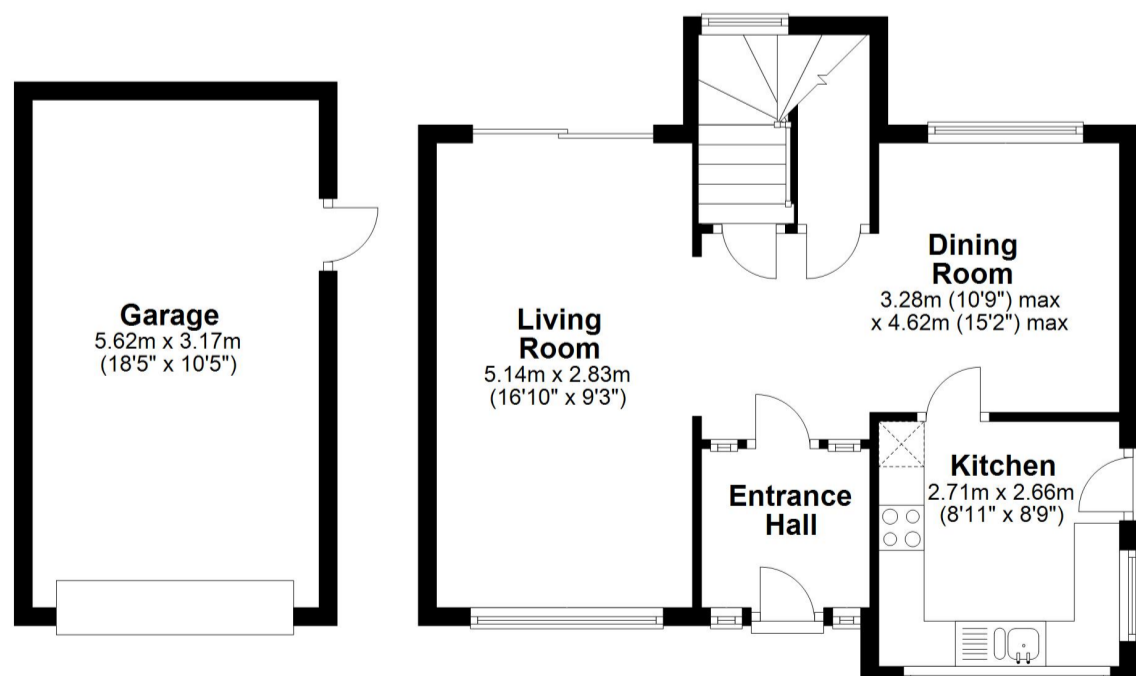
**Waymark**  
**Wantage Office**

T: 01235 645645

E: wantage@waymarkproperty.co.uk

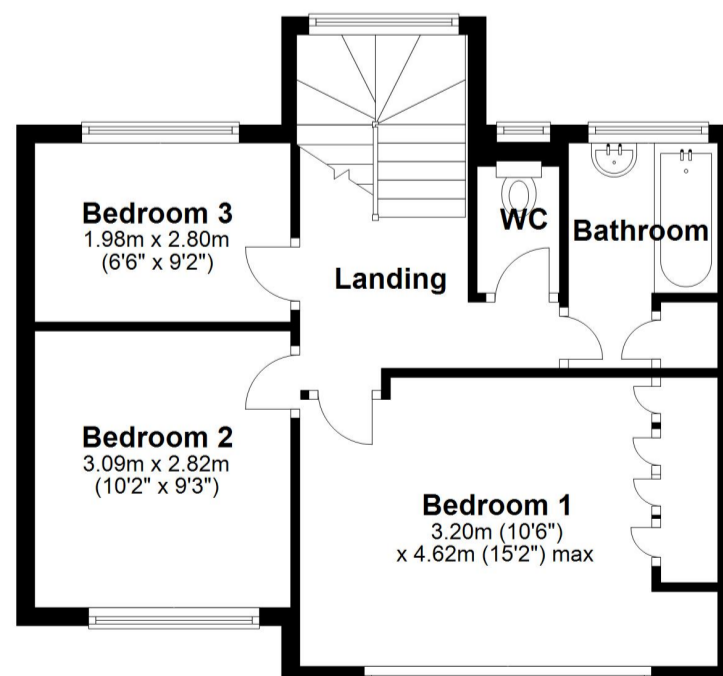
## Ground Floor

Approx. 60.3 sq. metres (649.3 sq. feet)



## First Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



**Total area: approx. 104.4 sq. metres (1124.2 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.