



Prior Place, Grove, Wantage, OX12 7FP



welcome to

Prior Place, Grove, WANTAGE

Situated in this popular location, the ground floor of the property comprises entrance hall with stairs leading to the first floor, cloakroom, study/playroom, further separate reception room, living room with french doors to garden, utility room and a kitchen dining family space. With fully integrated units, the kitchen is the heart of the home and great for entertaining. There are also french doors leading to the rear garden and further doors into the living room. There is a spacious first floor landing with five double bedrooms, en-suite bathroom to master suite, en-suite shower room to the second bedroom, along with a family bathroom. There is driveway parking to the side which leads to a double garage. Side access to a landscaped rear garden with patio seating area, decked area, well stocked flower borders and are to the rear providing a perfect spot for a hot tub. There is a personal door from the garden into the garage which has power and lights. Internal viewings are highly recommended.

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of facilities including Millbrook and Grove Church of England primary schools, a local park, two public houses and a parade of shops on Main Street, with a further small precinct in Saville Way. Located c. 13 miles southwest of the historical University City of Oxford,

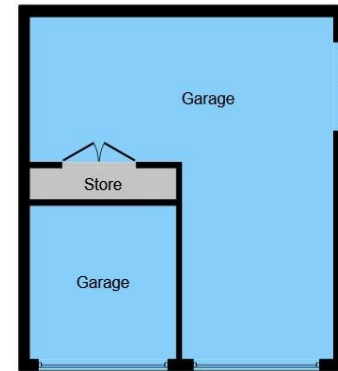




Ground Floor



First Floor



Outbuilding

Entrance Hall

Kitchen/Dining Room
22' 6" x 15' (6.86m x 4.57m)

Utility Room
7' 7" x 5' 5" (2.31m x 1.65m)

Living Room
17' 2" x 11' 7" (5.23m x 3.53m)

Study
11' 8" x 7' 11" (3.56m x 2.41m)

Reception Room/Snug
12' 5" x 11' 1" (3.78m x 3.38m)

Cloakroom

First Floor

Bedroom One
12' 9" x 12' 7" (3.89m x 3.84m)

En Suite

Bedroom Two
13' 3" x 10' 6" (4.04m x 3.20m)

Ensuite

Bedroom Three
11' 9" x 10' (3.58m x 3.05m)

Bedroom Four
10' 10" x 9' 7" (3.30m x 2.92m)

Bedroom Five
9' 4" x 7' 9" (2.84m x 2.36m)

Family Bathroom

Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Prior Place, Grove, WANTAGE

- Five Double Bedroom Detached Property
- Driveway & Double Garage
- Landscaped Rear Garden
- En-suite to Master & Second Bedroom
- Kitchen Dining Family Room

Tenure: Freehold EPC Rating: B

£750,000



view this property online allenandharris.co.uk/Property/DID105929



Property Ref:
DID105929 - 0006

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Please note the marker reflects the
postcode not the actual property


allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11
8RQ



allenandharris.co.uk