



DOUGLAS & SIMMONS



49, Harlington Avenue, Grove
Wantage, Oxfordshire

49 Harlington Avenue, Grove, Wantage, Oxfordshire, OX12 7NQ

Guide Price £485,000 Freehold

Nestled in the charming Harlington Avenue, Grove, Wantage, this delightful 4-bedroom, 3-bathroom house is a true gem waiting to be discovered.

The property boasts a unique appeal, having been substantially improved to offer a spacious and versatile living space.

- Substantially improved throughout, with the additional of a loft conversion
- 4 bedrooms, 3 bathrooms
- High quality kitchen/dining room with integrated appliances
- Ample parking and a garage
- Landscaped south facing garden 48' x 40'
- Beautifully presented
- Popular residential area near to local amenities
- Living room with bi-fold doors to the garden
- Good sized frontage



LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

DESCRIPTION

Nestled in the charming Harlington Avenue, Grove, Wantage, this delightful 4-bedroom, 3-bathroom house is a true gem waiting to be discovered. The property boasts a unique appeal, having been substantially improved to offer a spacious and versatile living space.

Originally a bungalow, this c.1665 sq ft two-storey chalet property has been lovingly transformed, including a loft conversion that provides two additional bedrooms, each with its own en suite bathroom. This feature not only adds practicality but also a touch of luxury to the home.

The heart of the house is undoubtedly the high-quality kitchen/dining room, perfect for hosting family gatherings or entertaining friends. There is also a large living room with bi-fold doors to a 48' x 40' south-facing landscaped garden, which offers a beautiful space to enjoy the outdoors in the comfort of your own home.

Convenience is key with the added benefit of ample driveway parking and a garage. This property truly offers the best of both worlds - a peaceful sanctuary to call home, yet within easy reach of local amenities and transport links within 'Old Grove'.

Don't miss out on the opportunity to make this house your own and experience the wonderful lifestyle it has to offer. Book a viewing today and step into your future home on Harlington Avenue.

SERVICES

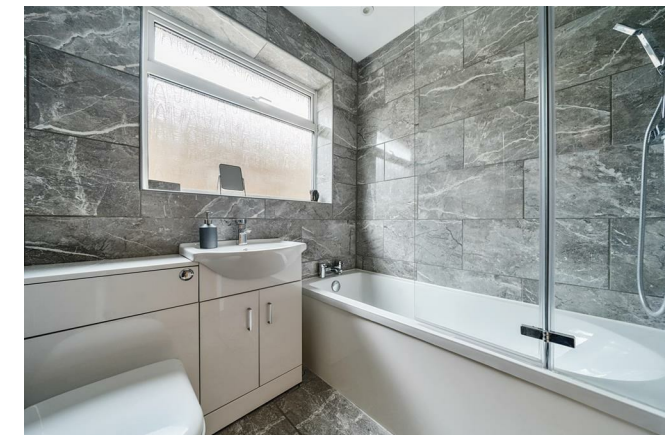
All mains service connected.
Gas fired central heating via renewed boiler.

FLOOR AREA

1665.00 sq ft

Vale of White Horse District Council

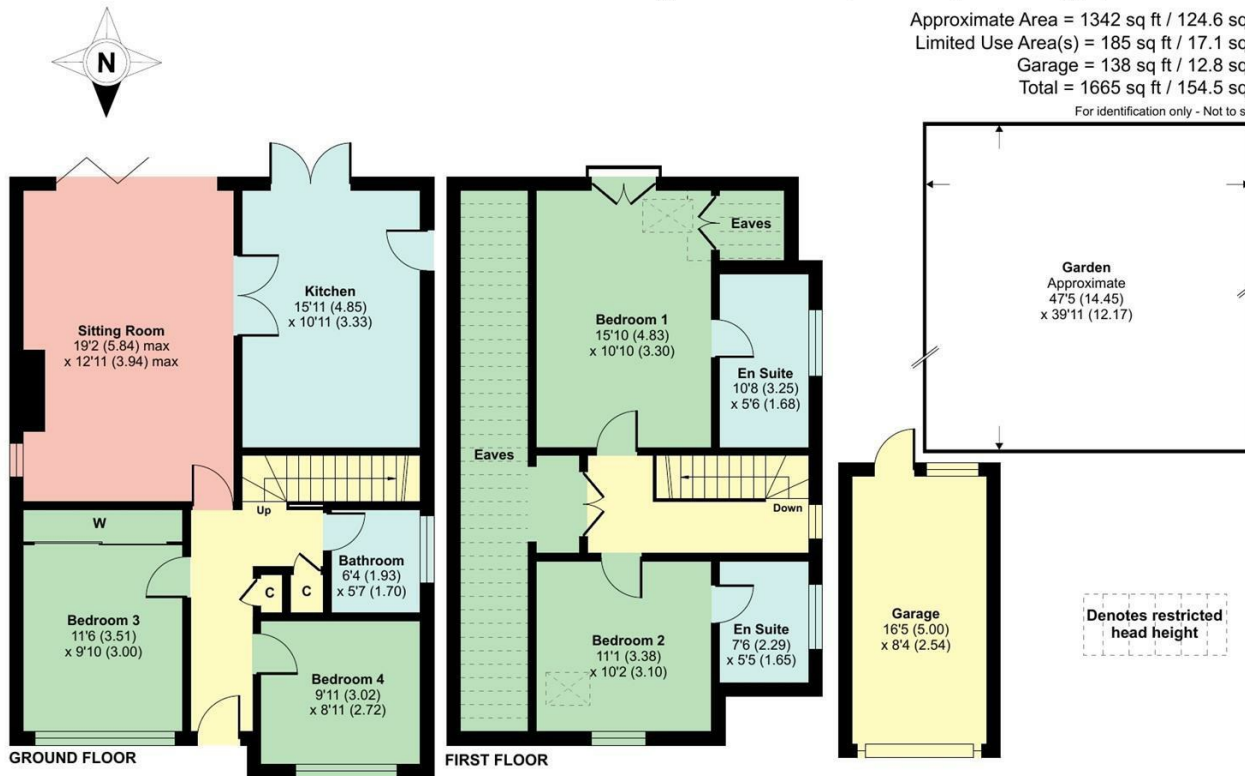
COUNCIL TAX BAND D



Harlington Avenue, Grove, Wantage, OX12 7NQ

Approximate Area = 1342 sq ft / 124.6 sq m
 Limited Use Area(s) = 185 sq ft / 17.1 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1665 sq ft / 154.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-58) D			
(1-38) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7NQ

what3words:///following.universally.menu

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Douglas and Simmons Ltd. REF: 1152172

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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
 Douglas and Simmons

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