

# 25 Grove Street, Wantage, Oxfordshire, OX12 7AB

# Guide Price £245,000 Freehold

Beautifully presented and characterful, two double bedroom Grade II listed cottage arranged over three floors enjoying a no-through road position in the very heart of Wantage town centre.

 Abundance of exposed timbers and character features
Central location in the heart of Wantage
Sitting room with woodburning stove and parquet flooring
Well fitted kitchen area
Bathroom with shower over the bath
Gas central heating
Two double bedrooms
Parking not allocated by usually available nearby
Beautifully presented
Enclosed rear courtyard garden





## LOCATION

Award winning Wantage is an attractive market town, well deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award', renowned for its association with King Alfred the Great. Situated at the foot of the outstanding ancient Ridgeway trail and Lambourn Downs, Wantage offers a comprehensive range of amenities, including major high street retailers Waitrose and Sainsburys; a plethora of shops, leisure/health and well-being facilities, banks, post office and recreational facilities; a museum, cafes, bistros, gift and clothing boutiques, pubs, restaurants, community clubs and organisations as well as the popular weekly market in the square itself and regular farmers' market. There is also a good selection of primary and secondary education within the town itself in addition to the surrounding Faringdon, Abingdon and Oxford schools. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40), alternatively south (M4) J14 c.9.4 miles. Didcot situated to the east benefits from a main line train station to London (Paddington c.45mins).

### DESCRIPTION

Beautifully presented, characterful, two double bedroom Grade II listed cottage enjoying a no-through road position in the very heart of Wantage town centre.

The accommodation comprises a delightful open plan kitchen/dining/sitting room with wood burning stove, part parquet flooring and wooden stairs rising to the first floor landing leading to a double bedroom with fireplace and modern family bathroom with bath and overhead shower. A further double bedroom is situated on the second floor which also benefits from a built in wardrobe.

Outside the property affords an enclosed private rear courtyard garden c.14'x10'. Parking whilst not allocated is usually available nearby.

### SERVICES

All services connected. Gas fired central heating to radiators.

FLOOR AREA 653.00 sq ft

Vale of White Horse District Council COUNCIL TAX BAND B











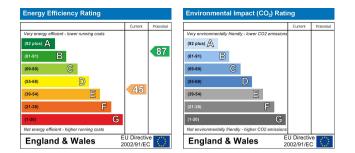




### Grove Street, Wantage, OX12

APPROX. GROSS INTERNAL FLOOR AREA 653 SQ FT 60.7 SQ METRES (Excludes Restricted Head Height & Shed)





#### **DIRECTIONS TO OX12 7AB**

On foot leave Wantage Market Place via Mill Street and take the immediate right into Grove Street where No.25 will be found on the left hand side as indicated by our Douglas and Simmons For Sale board.

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Viewing strictly by appointment with the agents Douglas and Simmons



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