



6 De Vitre Place, Grove
£350,000

Waymark

6 De Vitre Place

Grove, Wantage

A well-presented three-bedroom detached family home, ideally situated within a quiet and desirable cul-de-sac in the popular and convenient Grove location.

On the ground floor, the property is approached via an entrance hall, with access to all living spaces and useful integral access into the garage. The recently refitted kitchen is well equipped and provides a good range of modern wall and base units, with space for appliances and useful worktop areas. The generous living/dining room provides an excellent main reception space, with ample room for both comfortable seating and a dining table. The room benefits from a good amount of natural light and provides direct access to the rear garden, making it an ideal space for both everyday family life and entertaining. Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom is a generously sized double, complete with built-in wardrobes and an air-conditioning unit providing both heating and cooling. The second bedroom is also a comfortable double, while the versatile third bedroom is ideal for use as a child's bedroom, home office or study. Completing this floor is the modern family bathroom.





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Externally, the property benefits from an enclosed rear garden with both a patio area and decking area for seating. To the front, there is a driveway providing off-street parking for two vehicles, together with an integral garage, offering valuable additional storage or parking. Furthermore, the property is ideally located in Grove, providing convenient access to a range of local amenities, as well as excellent access into Wantage town centre, for further amenities.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Low yearly surface water risk of flooding and very low risk of flooding for rivers and sea according to Gov.uk. Mobile Coverage - Good outdoor and in-home for O2 & EE. Good outdoor, variable in-home for Vodafone and EE according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available. For further details on mobile and broadband please check www.ofcom.org.uk.



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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.

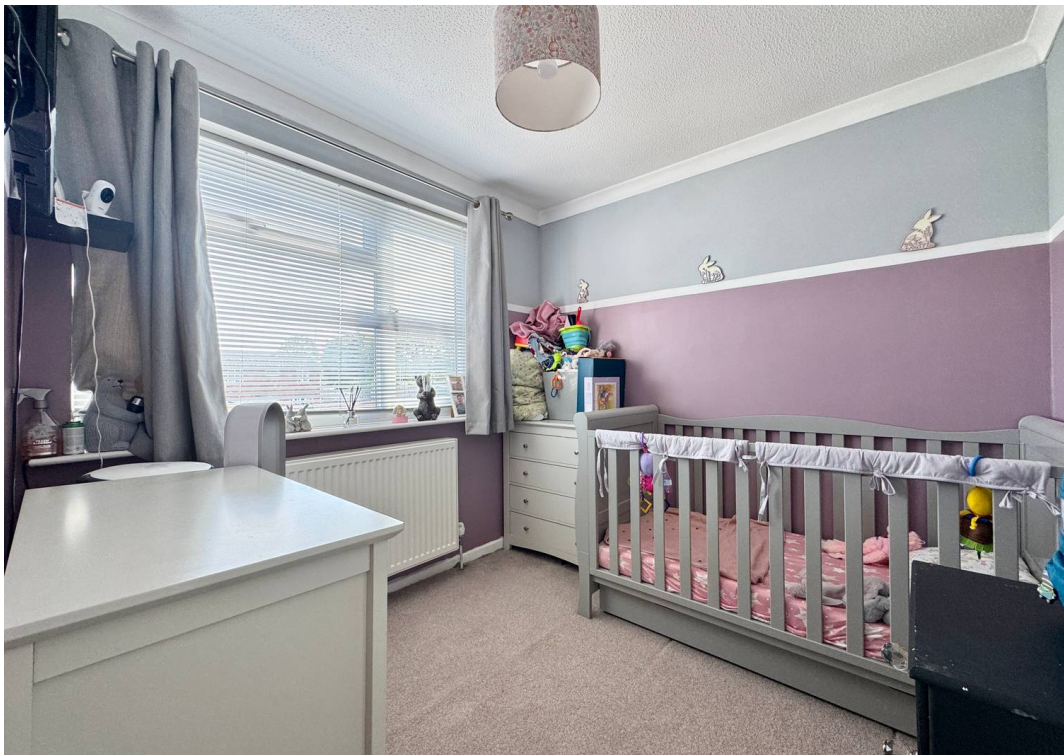
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

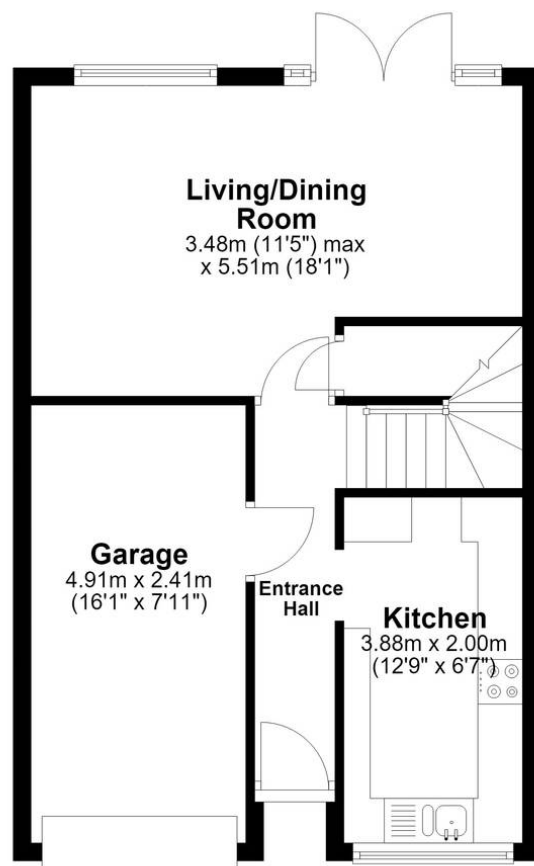
EPC Environmental Impact Rating: D

- Three Bedroom Detached Family Home
- Modern Re-Fitted Kitchen & Good Size Living/Dining Room
- Modern Family Bathroom
- Air Condition, Heating & Cooling The Master Bedroom
- Integral Garage & Double Width Driveway
- Pleasant Cul-De-Sac Position
- Popular & Convenient Grove Location



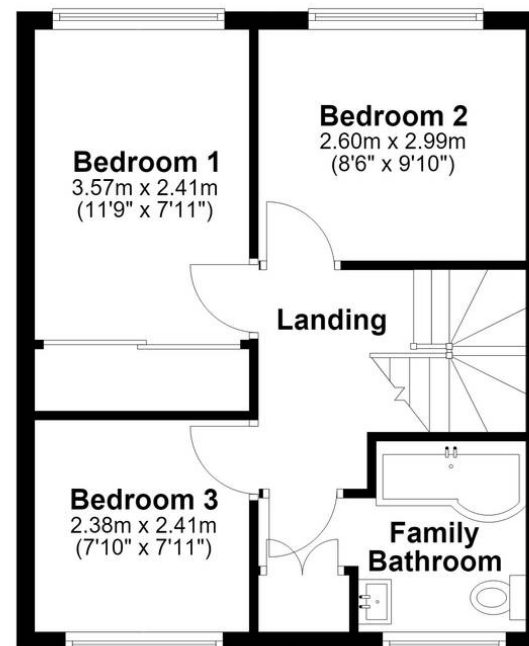
Ground Floor

Approx. 46.0 sq. metres (494.6 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.3 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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