



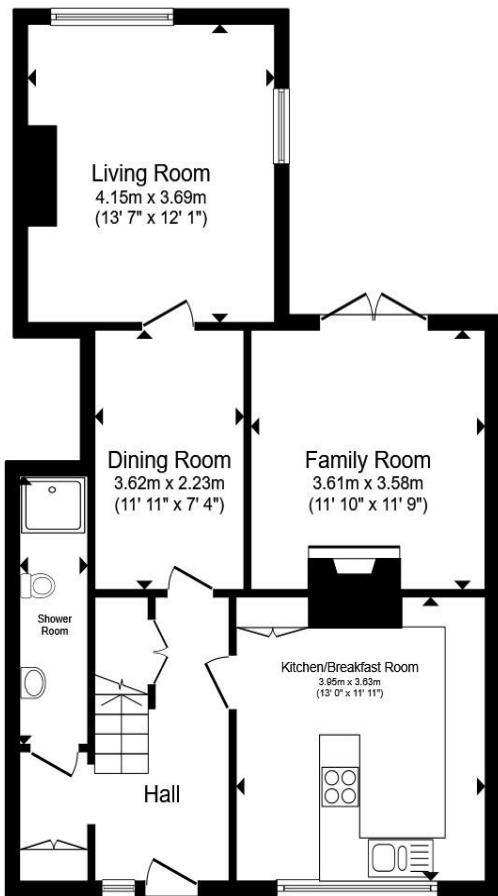
**Collinsmith Drive, Grove, Wantage, OX12 7LY**

## Welcome to

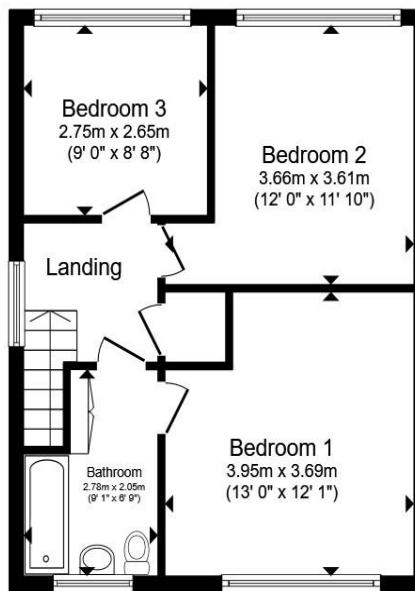
# Collinsmith Drive, Grove, Wantage

Allen & Harris are pleased to offer this extended fully modernised three/four bedroom detached family home. In brief the property comprises entrance hall with Oak staircase with glass panelling leading to the first floor and bespoke under stairs storage. There is a laundry area with tumble dryer and a shower room with WC. The kitchen overlooks green space to the front and is fitted with various cupboards, quartz worktop and built in appliances including Smeg double oven, Smeg extractor fan, fridge/freezer, washing machine, dishwasher and instant boiling water tap. The property then leads into three separate reception rooms offering versatile accommodation with a dining room, living room with media wall and inset electric fire and further reception room/bedroom 4. To the first floor there are three bedrooms and a family bathroom with has also been refitted and with a separate door from the landing can also be used as an en-suite. Externally there is a front garden with various established flower and shrub borders and side access leads to a landscaped rear garden featuring a private patio area perfect for a hot tub, vegetable patches, mature shrubs and fruit trees. There is a pergola covered seating area with lighting and sockets and extending to the side of the garden is an outbuilding with power, light and internet connection which could be used as an office or gym, further summer house and personal door into the garage which has driveway parking to the front.





**Ground Floor**



**First Floor**

Total floor area 111.2 m<sup>2</sup> (1,197 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## Welcome to

### Collinsmith Drive, Grove, Wantage

- Extended Detached Family Home
- Three / Four Bedrooms
- Modern Kitchen Breakfast Room
- Re-fitted First Floor Bathroom & Ground Floor Shower Room
- Landscaped Private Rear Garden

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

# £525,000



### Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools, 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, Grove has some of the finest schooling on its doorstep. Grove and nearby Wantage together offer a broad range of shopping, leisure and sporting facilities. It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9 miles) offering a fast service to London, Paddington c. 40 minutes.



**view this property online** [allenandharris.co.uk/Property/DID106763](http://allenandharris.co.uk/Property/DID106763)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
DID106763 - 0004



**01235 812333**



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



[allenandharris.co.uk](http://allenandharris.co.uk)