

GREEN & CO



£490,000 18 Collinsmith Drive, Grove, Wantage, Oxfordshire, OX12 7LY, UK

Freehold



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£490,000 Collinsmith Drive, Grove

Council Tax Band E

A superbly presented three/four-bedroom family home situated in a sought-after location overlooking a residential green. The property offers spacious and versatile accommodation, including a large entrance hall, utility area, ground-floor shower room with W.C. and a wonderfully appointed modern kitchen/breakfast room. Further reception space comprises a dining room, a versatile family room/bedroom four with a fireplace and doors opening onto the rear patio, and a separate formal sitting room. Upstairs, there are three spacious bedrooms and a superb Jack and Jill family bathroom. Outside, the large, well-stocked rear garden features a generous lawned area, a substantial covered seating area and a summer house, together with a garage and driveway parking. Further benefits include solar panels, an electric car charging point and smart technology throughout, making this an economic ideal home for modern family living.

what3words. [w3w.co/paraded.bibs.dearest](https://www.what3words.com/paraded.bibs.dearest).

Utilities. All mains services connected.

Heating Type. Gas-fired central heating to radiators.

Location. The popular village of Grove lies approximately 13 miles south-west of Oxford, where the Thames Valley meets the Berkshire Downs. The village is well positioned for commuters, with the A338 providing convenient access to the A34, M40 and M4, while mainline rail services are available from Oxford, Didcot and Swindon. Surrounded by attractive countryside and traditional farmland, Grove combines a pleasant village setting with the amenities of a thriving modern community. The village has grown considerably from its origins as a small rural settlement and today offers a good range of local shops, schools and everyday facilities. Grove is particularly well



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served for education, with three primary schools and a secondary school, together with an extensive network of pedestrian walkways providing convenient access around much of the village. The nearby market town of Wantage offers a wider range of shopping, leisure and recreational facilities, making Grove a well-connected and convenient place to live.





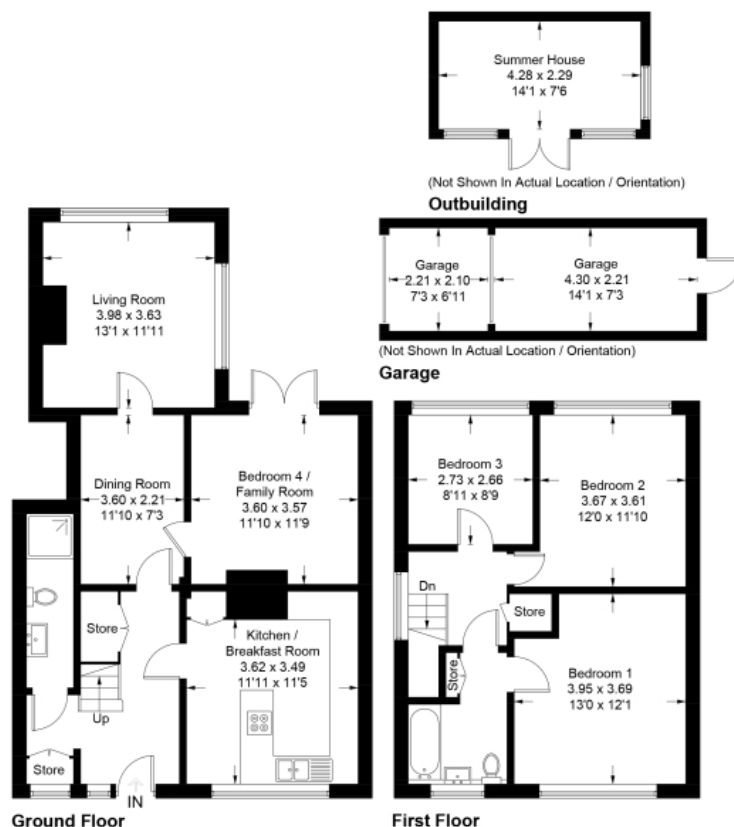
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Approximate Gross Internal Area = 112.0 sq m / 1207 sq ft

Garage / Outbuilding Area = 24.0 sq m / 260 sq ft

Total = 136.0 sq m / 1467 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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GREEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

The logo for Green & Co. features the word "GREEN" in a large, white, serif font, followed by "& CO" in a smaller, white, sans-serif font. The logo is set against a dark green rectangular background.

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