



CHARLES BARTLETT

RESIDENTIAL



5 Edington Place

Grove, Wantage, OX12 0BX

Guide price £375,000

Occupying an enviable position at the end of a quiet cul-de-sac overlooking attractive green space and Letcombe Brook, this beautifully presented detached family home has been thoughtfully extended to provide spacious and versatile accommodation, perfectly suited to modern family living.

A welcoming entrance hall leads to a generous sitting room, while the heart of the home is the impressive kitchen/breakfast room, fitted with contemporary units, quality worktops and a central island with breakfast bar. Beyond, a spacious conservatory provides an excellent additional reception room, enjoying views over the rear garden and creating the perfect space for relaxing or entertaining. A stylish ground floor shower room completes the accommodation on this level.

Upstairs are three well-proportioned bedrooms, all filled with natural light, together with a modern family bathroom.

Outside, the west-facing rear garden has been designed for low-maintenance enjoyment, offering a private and sunny space for outdoor dining and entertaining. A detached garage with power and lighting, together with driveway parking, provides excellent practicality, while the generous frontage enhances the property's kerb appeal.

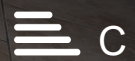
Grove is one of Oxfordshire's most popular villages, offering excellent schools, local shops, cafés, parks and everyday amenities. The nearby market town of Wantage provides a wider range of shopping, dining and leisure facilities, while the A34 offers convenient access to Oxford, Newbury, the M40 and M4. Didcot Parkway is approximately nine miles away.

- Detached family home in a peaceful cul-de-sac location
- Overlooking attractive green space and Letcombe Brook
- Spacious kitchen/breakfast room with central island
- Bright conservatory providing additional living space
- Three generous double bedrooms
- Ground floor shower room and modern family bathroom
- West-facing, low-maintenance rear garden
- Detached garage with driveway parking

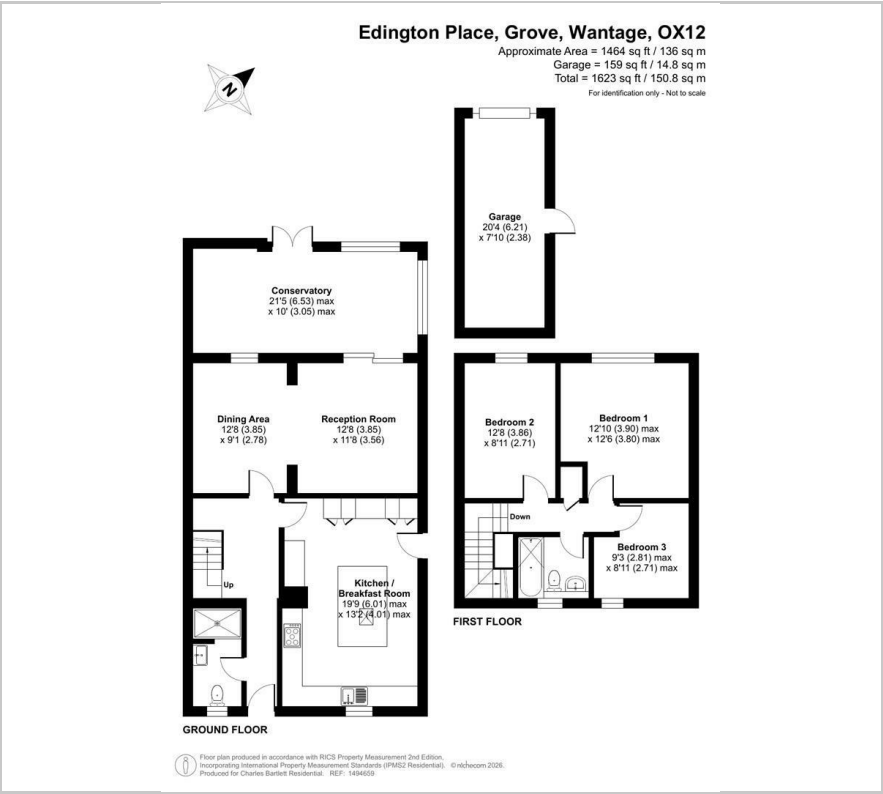
Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information.



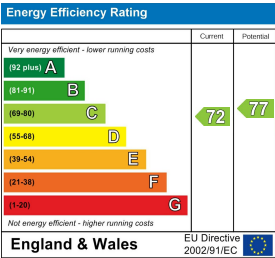
Floor Plan



Area Map



Energy Efficiency Graph



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