



19 Woodhill Drive, Grove

Guide Price £325,000

Waymark

19 Woodhill Drive

Grove, Wantage

Offered for sale with no onward chain, this well-proportioned and extended three-bedroom semi-detached home offers versatile accommodation, generous living space and excellent potential for a new owner to make it their own. Set within a quiet no-through road in the popular location of Grove, the property combines a practical layout with a good-sized rear garden and driveway parking for two vehicles to the front.

The welcoming entrance hall leads into the spacious living room, with a separate office/playroom providing a versatile additional space ideal for working from home, a playroom or study. The modern, extended kitchen is fitted with a range of stylish grey gloss wall and floor-mounted units, complemented by a built-in dishwasher and oven with four-ring gas hob. The extension provides additional space and creates a practical kitchen area, with ample room for a washing machine, tumble dryer and fridge/freezer. To the rear, the generous conservatory spans the width of the property and provides a bright and versatile additional reception space, with plenty of room for a large dining table and chairs and direct access to the garden. Upstairs are three well-proportioned bedrooms and a lovely recently refitted family bathroom. The property has also benefited from the addition of new internal doors throughout, further enhancing the overall presentation of the home.



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Outside, the enclosed rear garden is designed for ease of maintenance, with artificial lawn, patio seating area and useful hardstanding, providing an ideal space for a shed or additional storage. To the front, the driveway provides off-road parking for three vehicles.

Furthermore, the property is conveniently located for a range of local amenities and regular bus routes, while the nearby market town of Wantage provides a wider selection of shops, cafés, restaurants and everyday facilities. The property also offers easy access to the surrounding areas, making it a convenient location for both local and further afield travel.

Material Information: The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. Conservation Area - No. Flood risk - low according to gov.uk. Mobile signal - Good outdoor and in-home for EE. Good outdoor, variable in-home for Three. Good outdoor for O2 and Vodafone according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.





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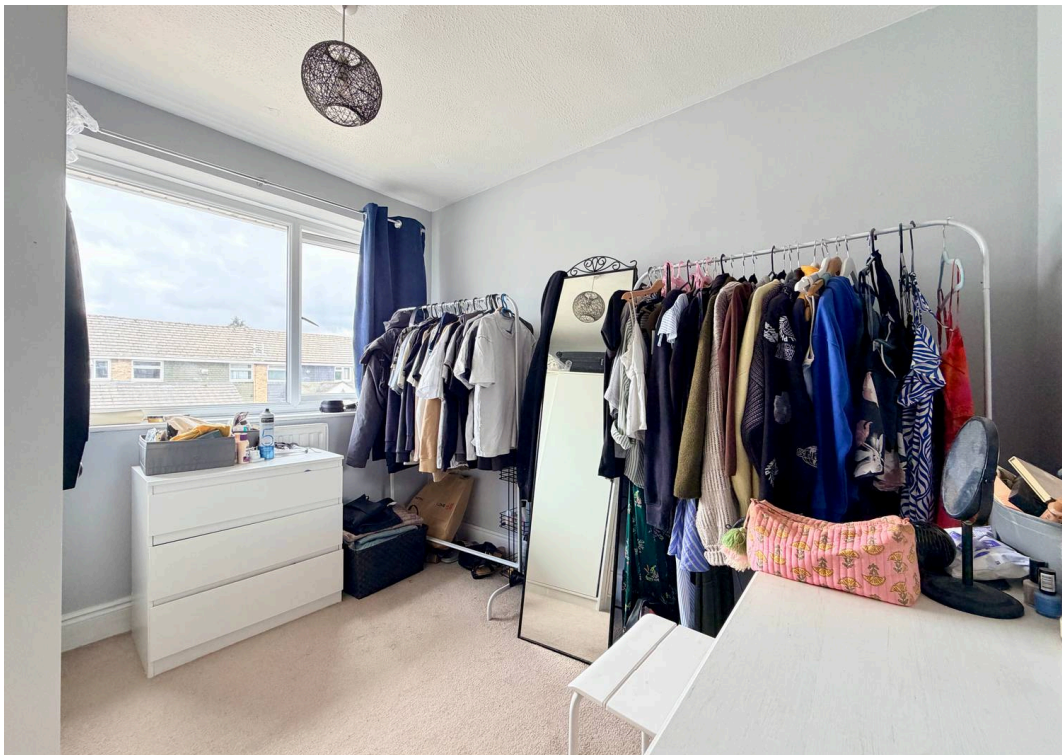
Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (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.

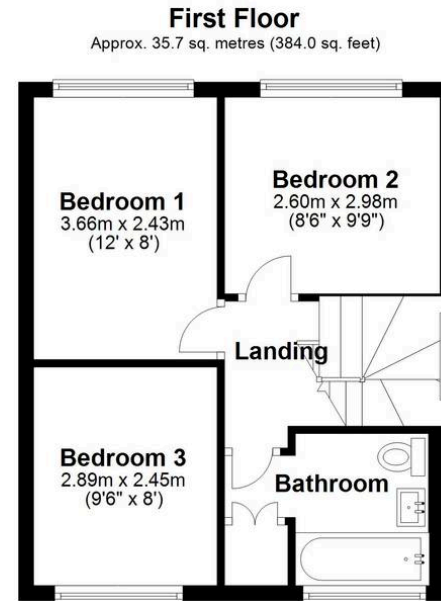
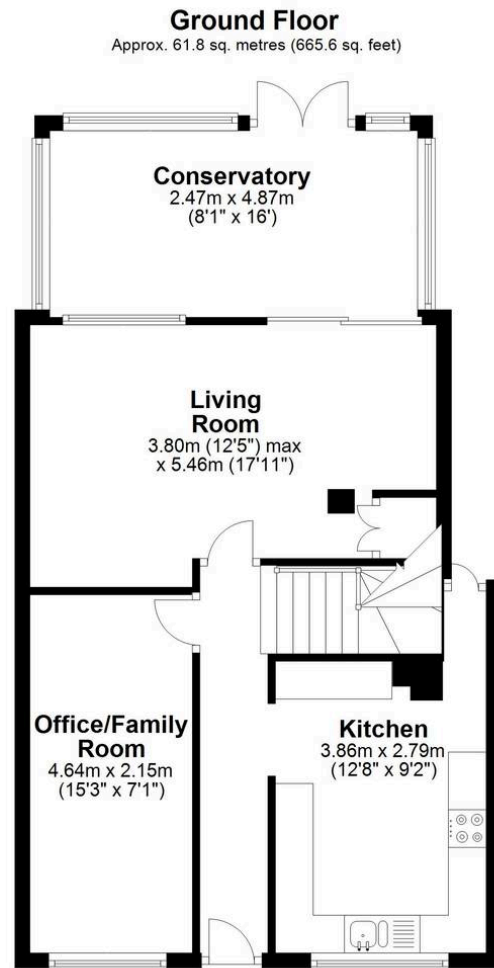
Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Versatile & Spacious Accommodation
- Modern Kitchen, Generous Living Room & Separate Office/Family Room
- Large Conservatory
- Enclosed Garden With Fair Degree of Privacy
- Double Width Driveway For Three Cars
- NO ONWARD CHAIN







Total area: approx. 97.5 sq. metres (1049.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Waymark Wantage

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