



14 Woodgate Close, Grove

Guide Price £285,000

Waymark

14 Woodgate Close

Grove, Wantage

A spacious three-bedroom property offering well-proportioned accommodation and generous outdoor space. Conveniently situated within walking distance of local shops and bus routes, this property offers excellent potential and should be viewed internally to fully appreciate all it has to offer.

A small entrance hall leads through to a convenient ground floor cloakroom and a generous living and dining room, providing an excellent space for both relaxation and entertaining. The separate kitchen offers ample space and presents an opportunity for the new owner to modernise and personalise to their own taste. Upstairs, the property benefits from three well-proportioned bedrooms, including two good-sized double bedrooms and a generous single bedroom, offering flexibility for family living, guest accommodation or a home office. The first floor has seen investment, with a beautiful, refitted family bathroom finished with contemporary fixtures and fittings, along with brand-new carpets in the stairs, landing and bedrooms, creating a fresh and comfortable feel.

Externally, the property enjoys an enclosed rear garden with a sunny aspect, offering a good degree of privacy and providing a pleasant outdoor space to relax and entertain. To the front, a double-width driveway provides off-road parking for two vehicles, complemented by a garage offering additional parking or useful storage.





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Situated in the popular and convenient location of Grove, the property is ideally positioned for a range of local amenities, including shops, schools and bus routes, making it well suited to families and professionals alike. The property also benefits from easy access to the nearby market town of Wantage, which offers a wider selection of shops, cafés, restaurants and leisure facilities, along with further amenities and services. With its convenient location and access to both Grove and Wantage, the property offers an appealing balance of everyday convenience and a well-connected setting.

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. Very 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 for, O2 and Vodafone. Good outdoor, variable in-home for Three 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious Three Bedroom Property
- Beautiful Modern Re-Fitted Family Bathroom
- Large Living/Dining Room & Separate Kitchen
- Garage & Driveway For Two Cars
- Ground Floor Cloakroom
- Well Proportioned Bedrooms
- Enclosed, Non-Overlooked Rear Garden
- Popular & Convenient Grove Location







Waymark Wantage

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