

7 Old Mill Close, Grove

In Excess of £425,000

Waymark

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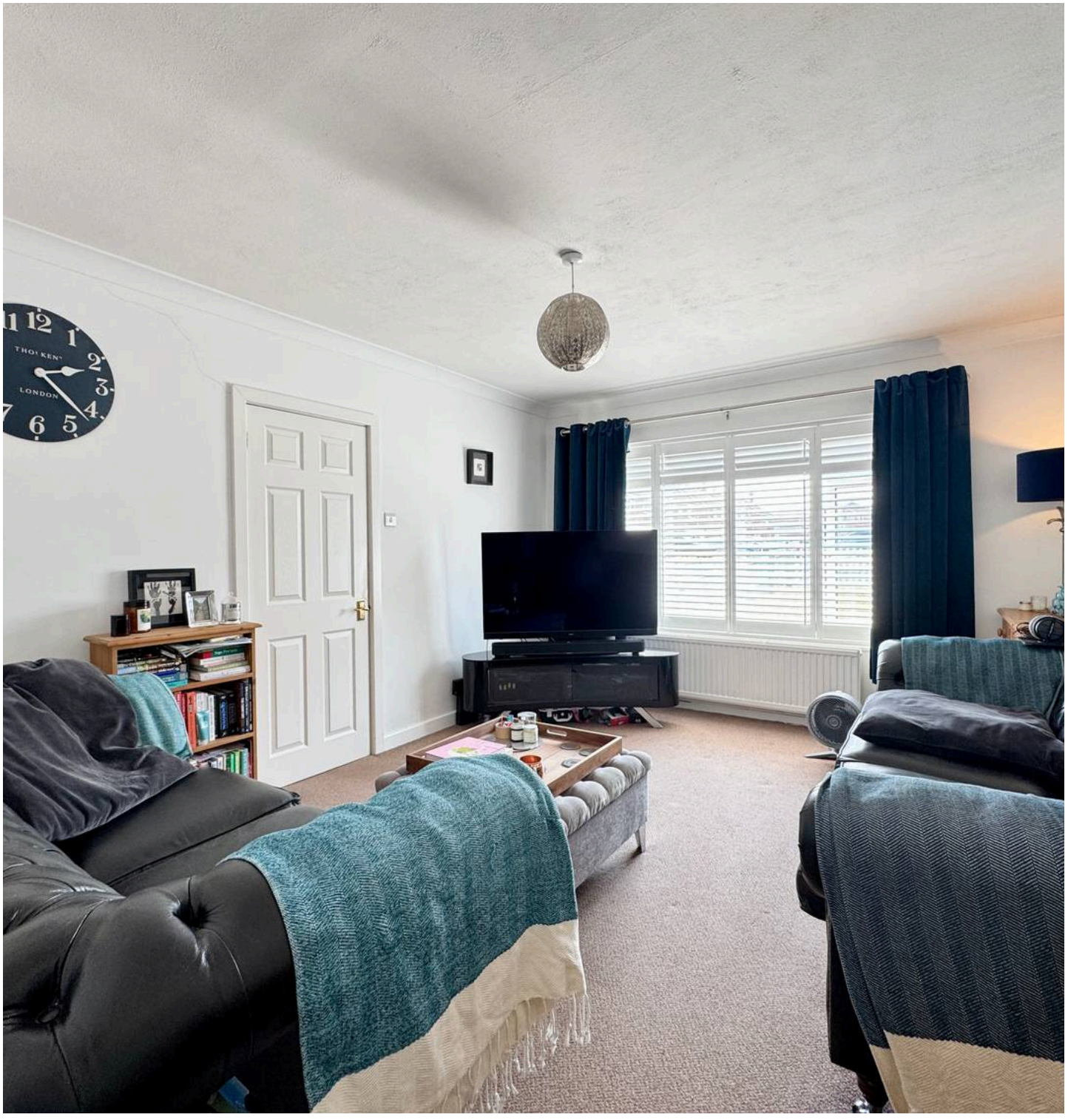
Grove, Wantage

A generously proportioned three-bedroom detached family home, occupying a pleasant cul-de-sac position and offering spacious and versatile accommodation, complemented by a substantial private garden and excellent outdoor space.

From the moment of arrival, the property presents an appealing combination of space, privacy and versatility. A welcoming entrance hall provides an impressive introduction to the accommodation and leads through to a pair of well-proportioned reception rooms, offering excellent flexibility for both entertaining and relaxed family living. The living room is a particularly generous space, enjoying an abundance of natural light and providing an inviting setting for everyday family life. The separate dining room offers a more formal environment for entertaining and enjoys a natural connection to the substantial conservatory beyond. Measuring approximately 12'1" x 9'11", the conservatory provides a versatile additional reception space, perfectly suited to use as a garden room, informal sitting area or entertaining space throughout the year.

The well-appointed kitchen is thoughtfully arranged with a good range of fitted storage and preparation space. From the kitchen, there is convenient access to the integral garage, direct side access to the garden, and a modern ground-floor shower room, providing an excellent combination of practicality and convenience for family living.





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Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, including two particularly generous double bedrooms, alongside a further bedroom which would also lend itself well to use as a nursery, home office or dressing room. A modern re-fitted family bathroom serves the bedrooms, while the spacious landing enhances the feeling of light and openness throughout the first floor.

To the outside, the property is complemented by an exceptionally generous and private garden, which is undoubtedly one of its most appealing features. Offering a wonderful degree of seclusion, the garden provides an ideal setting for outdoor entertaining, family life and quiet enjoyment, while the property's position within the cul-de-sac further enhances its peaceful and private feel. A substantial side-positioned garage and driveway provide excellent off-road parking and storage.

Importantly, the property offers significant potential for the future. The combination of its detached design, generous plot, side garage, existing footprint and extensive garden creates an exciting opportunity to explore an extension or reconfiguration, subject to planning permission and the necessary consents (STPP).



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Grove, Wantage

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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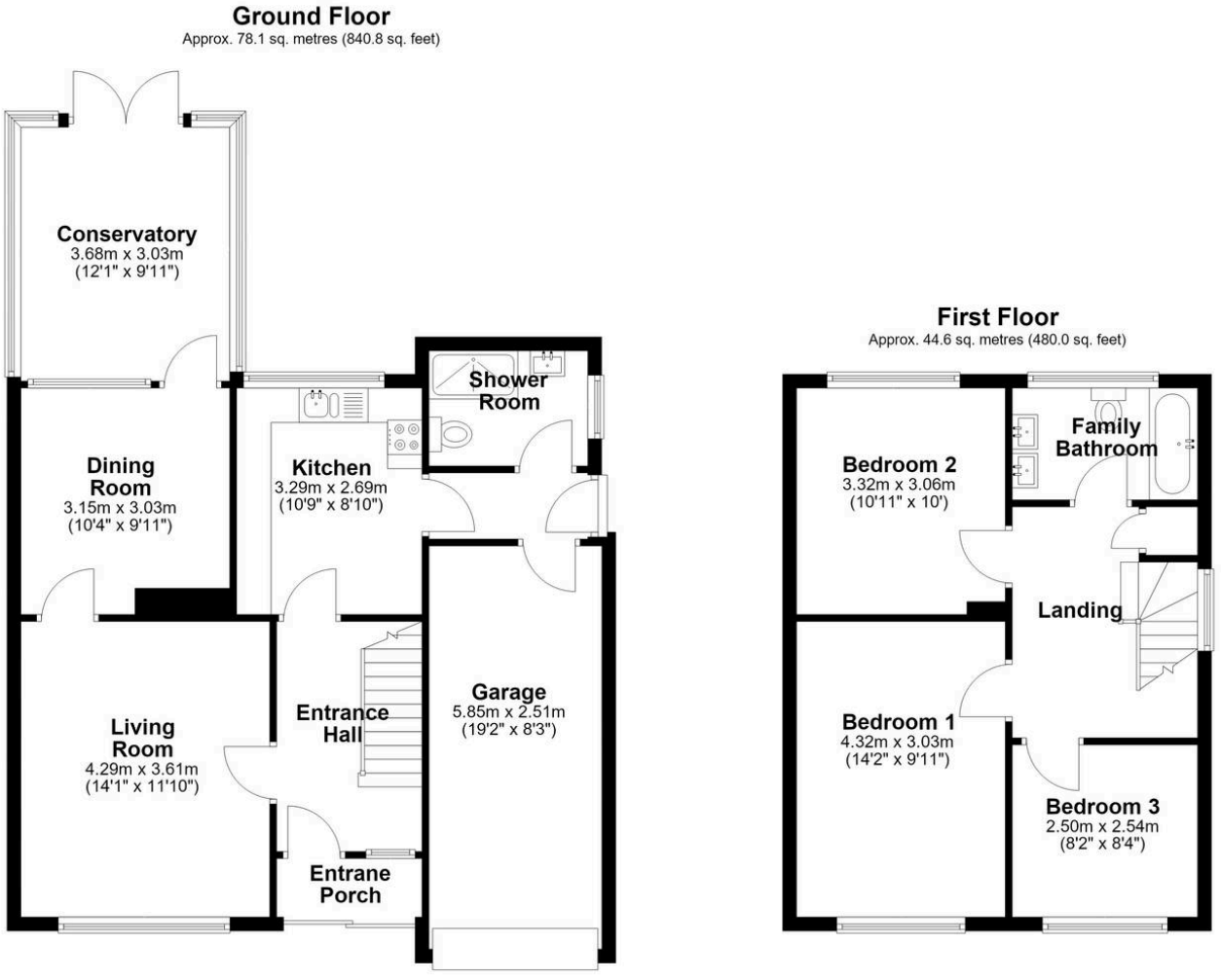
- Well Proportioned Three Bedroom Detached Family Home
- Large & Private Enclosed Rear Garden
- Two Receptions Rooms & Spacious Conservatory
- Modern Kitchen With Pleasant Aspect Over The Garden
- Ground Floor Shower Room
- Spacious Entrance Hall & Landing
- Garage & Ample Driveway Parking To The Front
- Situated In a Lovely Position At The End of A Cul De Sac




SOFIA







Total area: approx. 122.7 sq. metres (1320.8 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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