



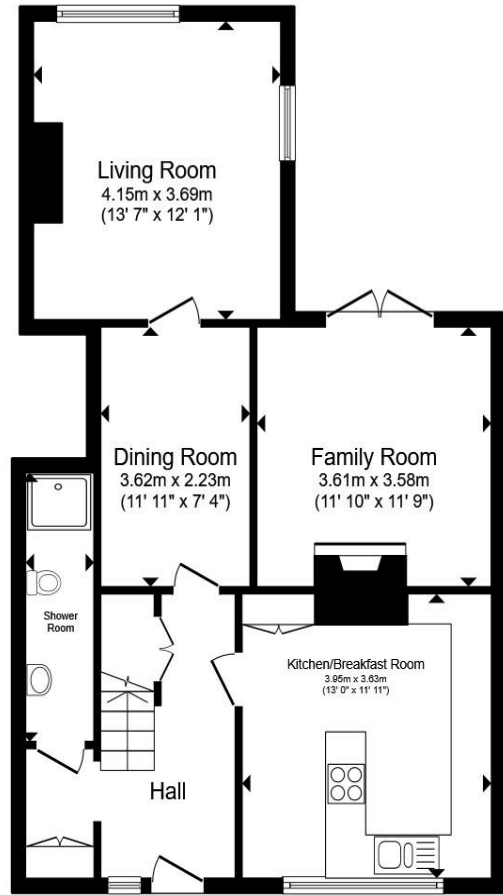
Collinsmith Drive, Grove, Wantage, OX12 7LY

Welcome to

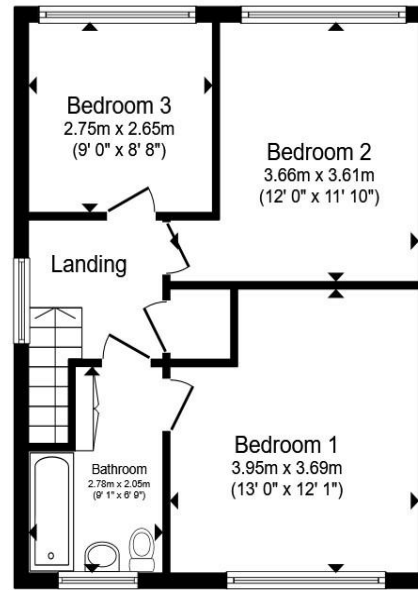
Collinsmith Drive, Grove, Wantage

Allen & Harris are pleased to offer this extended fully modernised three/four bedroom detached family home. In brief the property comprises entrance hall with Oak staircase with glass panelling leading to the first floor and bespoke understairs storage. There is a laundry area with tumble dryer and a shower room with WC. The kitchen overlooks green space to the front and is fitted with various cupboards, quartz worktop and built in appliances including Smeg double oven, Smeg extractor fan, fridge/freezer, washing machine, dishwasher and instant boiling water tap. The property then leads into three separate reception rooms offering versatile accommodation with a dining room, living room with media wall and inset electric fire and further reception room/bedroom 4. To the first floor there are three bedrooms and a family bathroom with has also been refitted and with a separate door from the landing can also be used as an en-suite. Externally there is a front garden with various established flower and shrub borders and side access leads to a landscaped rear garden featuring a private patio area perfect for a hot tub, vegetable patches, mature shrubs and fruit trees. There is a pergola covered seating area with lighting and sockets and extending to the side of the garden is an outbuilding with power, light and internet connection which could be used as an office or gym, further summer house and personal door into the garage which has driveway parking to the front.





Ground Floor



First Floor

Total floor area 111.2 m² (1,197 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Collinsmith Drive, Grove, Wantage

- Extended Detached Family Home
- Three / Four Bedrooms
- Modern Kitchen Breakfast Room
- Re-fitted First Floor Bathroom & Ground Floor Shower Room
- Landscaped Private Rear Garden

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

£490,000



Location

Located c. 13 miles southwest of the historical university city of Oxford, Grove includes a number of Public Houses and restaurants, a number of good shops, a village school, dental practice and a surgery. As well as the village school the area is well serviced by excellent independent schools including Cothill, Pinewood, St Edwards, Radley College, St Hugh's, Abingdon and Chandlings. Didcot and Wantage provide good day to day facilities. Oxford and Newbury are within easy driving distance and provide further extensive educational, shopping and recreational facilities. Wantage 2 miles, Abingdon 8 miles, Oxford 13 miles, Newbury 21 miles, London 75 miles, Didcot 10 miles (mainline station with trains to London Paddington in 45 minutes), (Distances & time approximate).



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106763



Property Ref:

DID106763 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



allenandharris.co.uk