

GREEN & CO





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Description

Recently constructed one-bedroom semi-detached freehold home, situated in a desirable modern development in Grove. Built by the reputable David Wilson Homes, this attractive property offers an ideal opportunity for first-time buyers, investors, or those seeking a low-maintenance and energy-efficient home in a well-connected village location. The property is set back with a private parking space to the front and benefits from side access leading to the rear garden, providing a peaceful and private outdoor space. Internally, an entrance hall leads to a convenient cloakroom, and an open-plan living and dining room that creates a warm and versatile environment for everyday living and entertaining. The modern kitchen is fitted with a range of contemporary units and integrated appliances, offering both practicality and aesthetic appeal, along with a door to the rear garden. Upstairs, the property features a well-proportioned double bedroom with built-in storage and a modern bathroom. The overall design combines contemporary style with comfort and functionality, making it an ideal home for modern living. Early viewing is strongly recommended to fully appreciate all that this delightful property has to offer.

Location

The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas.





Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

what3words

w3w.co/mend.traps.study



Tenure

Freehold.

Estate Service Charge

There is an estate service charge, we await a copy of the latest invoice.

Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject

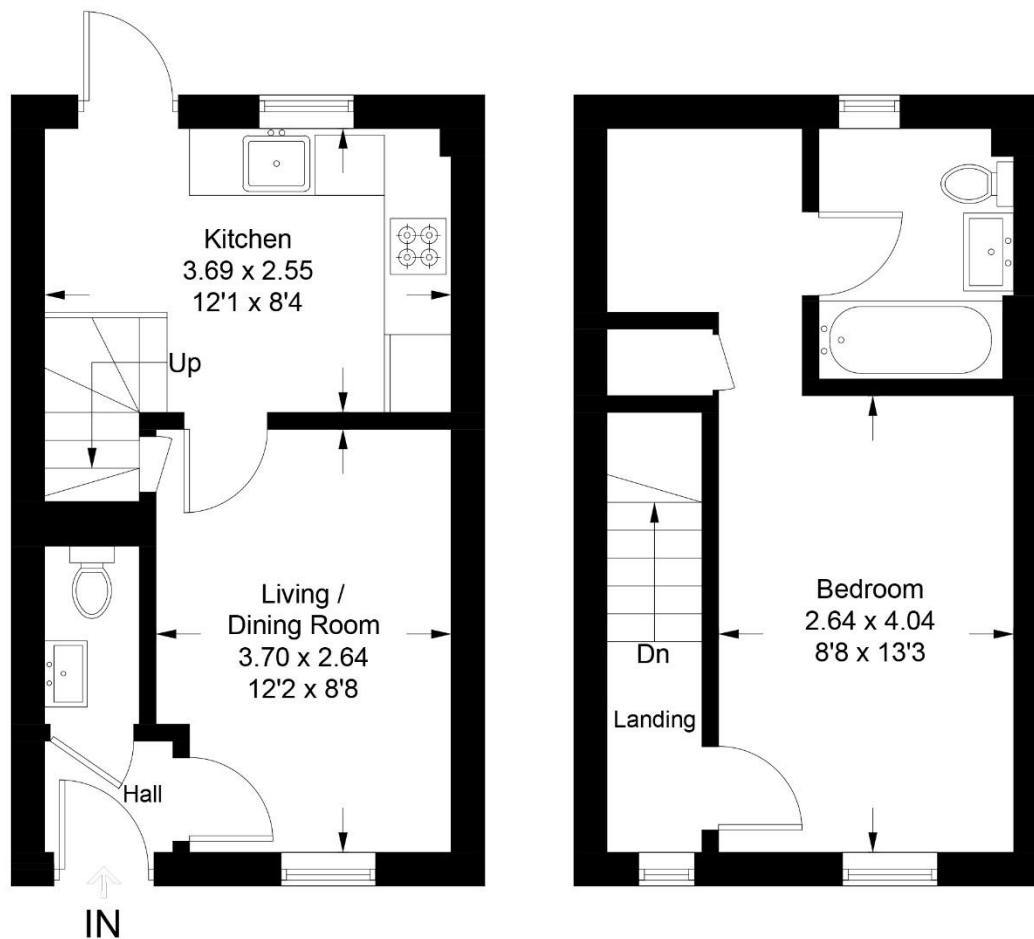




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24 Queens Row Grove Wantage, OX12 7FH

Approximate Gross Internal Area = 47.0 sq m / 503 sq ft



Ground Floor

First Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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property is a new build then please refer to the developer's specification.

Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

EER

B.

Council Tax Band

B.

33 Market Place, Wantage, Oxon, OX12 8AL

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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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