



15 Kingside Grove, Wantage, OX12 7FB

£385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful modern three storey townhouse with south facing rear garden ideally situated on this modern development close to local shops and amenities.

Constructed by Bellway Homes in 2018 the property comprises entrance hall cloakroom modern kitchen with a range of base and eye level units with integrated appliances including oven hob washing machine fridge/ freezer spacious light and airy sitting room / dining room with French doors to the garden velux windows and box bay window and large storage cupboard.

To the first floor are three bedrooms one with ensuite shower room and separate family bathroom. To the second floor the impressive master suite with walk-in wardrobe and ensuite shower room.

Outside the property has an enclosed south facing rear garden laid mainly to lawn with an improved patio area perfect for entertaining and side access gate. There is a single garage with further parking in front. To the front of the property a small gravel area edged by iron railings.



Note: Estate Maintenance Charge: tbc

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- South facing rear garden
- Modern for bedroom townhouse
- Cloakroom
- Master with ensuite shower room
- Garage with further parking
- Second bedroom with ensuite shower room
- Bright sitting / dining room
- Kitchen with integrated appliances
- Council tax band: D, EPC Rating: B

The Location

Grove is situated approximately 1.5 miles north of Wantage. There is a good range of local facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. There is an excellent bus service to Wantage Oxford and Didcot It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9miles) offering a fast service to London Paddington c.40 minutes.



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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