



17 Queens Row Grove, Wantage, OX12 7FH
£385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Stunning three bedroom detached property located on this popular development constructed in 2019 by Bellway Homes.

This extremely well presented home comprises welcoming entrance hall cloakroom spacious sitting room with stairs leading to the first floor overlooking the rear garden is a fantastic kitchen / dining room with fitted appliances including dishwasher, fridge / freezer, eye level oven and gas hob and French doors leading to the rear garden.

To the first floor are three good size bedrooms of which the master benefits from a fitted wardrobe and stylish ensuite shower room, bedroom two with a fitted wardrobe and modern family bathroom.

Outside the westerly facing rear garden is a superb space for entertaining with an upgraded large patio area, lawn and personal door to the rear of the garage which has been converted into a games room. To the front the driveway parking approaches the remainder of the garage as a store and pleasant front garden.

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



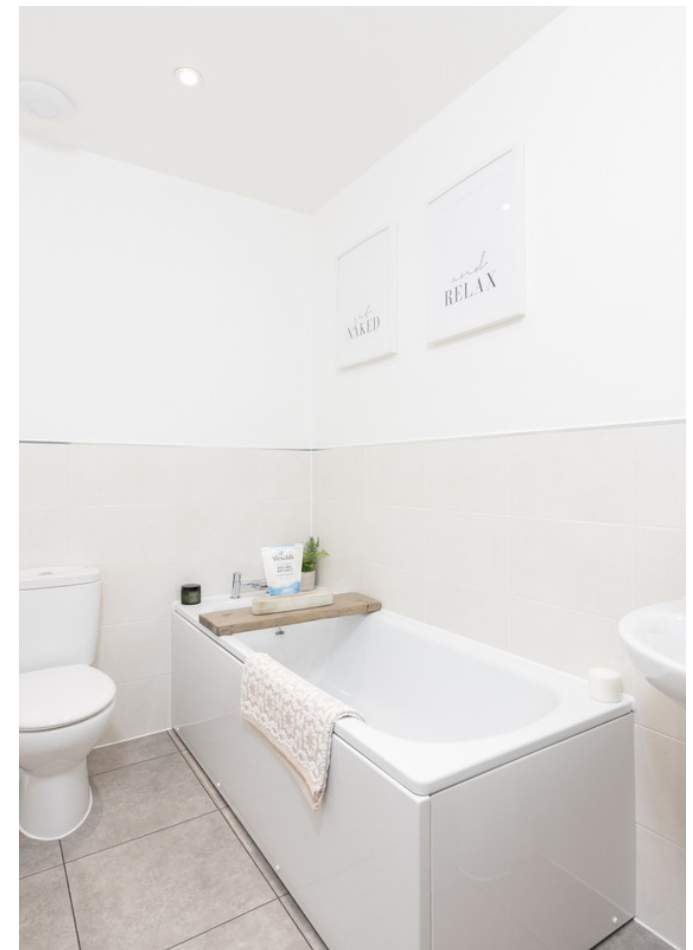


Key Features

- Three bedroom detached
- Kitchen / dining room
- Sitting room
- Cloakroom
- Remaining NHBC warranty
- Master with ensuite
- Family bathroom
- Rear garden
- Driveway with garage store and games room
- 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 and a Health Centre located on Mably 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.



Approximate Gross Internal Area
 Ground Floor = 57.7 sq m / 621 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Total = 96.6 sq m / 1,040 sq ft



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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