



CHARLES BARTLETT
RESIDENTIAL



1 Horsa Close

Grove, Wantage, OX12 0GD

£1,725 Per month



A beautifully presented three-bedroom detached home situated on a modern development in the popular area of Grove, near Wantage.

The ground floor features a bright open-plan kitchen and dining area with contemporary fitted units and integrated appliances, a spacious living room with views over the rear garden, a useful utility room and a guest WC.

Upstairs, the master bedroom includes built-in wardrobes and an en-suite shower room, complemented by two further well-proportioned bedrooms and a stylish family bathroom.

Outside, the property offers a private rear garden with rear access, a driveway providing off-street parking, and a single garage. Ideally located for local shops, schools, transport links and Wantage town centre, this home is perfect for families or professionals seeking modern living in a peaceful setting.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

HORSESHOE CLOSE, DOVER

TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and any other space are approximate and are not intended to serve as an exact representation of the actual dimensions. The floor plan is for illustrative purposes only and should be used for general information only. The actual dimensions of the property may vary from the floor plan. Measurements are not intended to be used for any other purpose. The floor plan is for illustrative purposes only and should be used for general information only. The actual dimensions of the property may vary from the floor plan. Measurements are not intended to be used for any other purpose.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		83	94
England & Wales		EU Directive 2002/91/EC	

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