



**Connells**

Rooks End  
Grove Wantage



# Rooks End Grove Wantage OX12 7FD

for sale  
**£345,000**



## Property Description

Charming Three-Bedroom Semi-Detached Home in Grove, Oxfordshire

Nestled in the heart of the picturesque Oxfordshire countryside, this delightful three-bedroom semi-detached home is situated in the sought-after village of Grove, near Wantage. Offering modern living spaces and a peaceful residential setting, this property is perfect for first-time buyers or those looking to embrace village life.

Inside, the home boasts a bright and inviting atmosphere, with uPVC double-glazed windows and doors allowing natural light to flood the space. The thoughtfully designed layout includes a spacious living area, a contemporary kitchen, and three well-proportioned bedrooms, including a principal bedroom with an ensuite shower room.

Outside, the property benefits from a carport and driveway parking, providing convenient off-road parking. A particular highlight is the garden office, an ideal space for remote working, creative pursuits, or simply a tranquil retreat.

Enjoy the best of both worlds with easy access to local amenities while being surrounded by stunning countryside. Whether it's a scenic walk, a picnic in the nearby parks, or simply unwinding in your cosy home with gas-fired central heating, this property offers comfort and charm all year round.

Don't miss this fantastic opportunity to secure a home in a desirable village location. Contact us today to arrange a viewing!



## Downstairs W/C

Convenient w/c upon entrance through the porch

## Living Room

17' 9" x 5' 2" ( 5.41m x 1.57m )

## Kitchen/Diner

15' 2" x 9' 11" ( 4.62m x 3.02m )

Fully equipped modern kitchen with integrated gas hob and extractor, along with space for freestanding appliances. Open to the dining area, ideal for family living or entertaining

## Bedroom One

11' 3" x 10' 6" ( 3.43m x 3.20m )

## En Suite

## Bedroom Two

11' 6" x 8' 2" ( 3.51m x 2.49m )

## Bedroom Three

7' 10" x 6' 8" ( 2.39m x 2.03m )

## Bathroom

## Garden Office

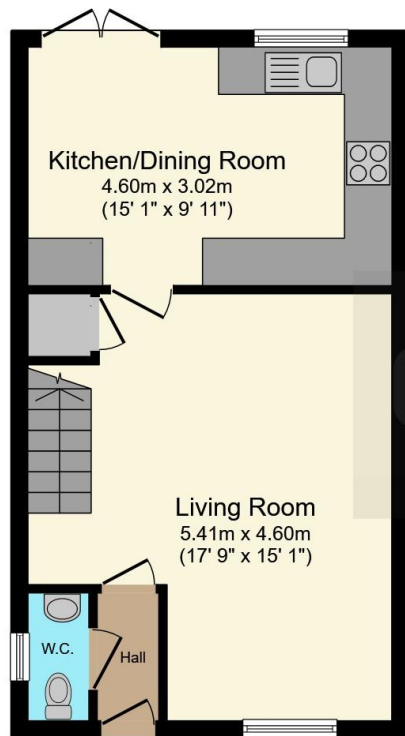
11' 8" x 8' 11" ( 3.56m x 2.72m )

## Garden

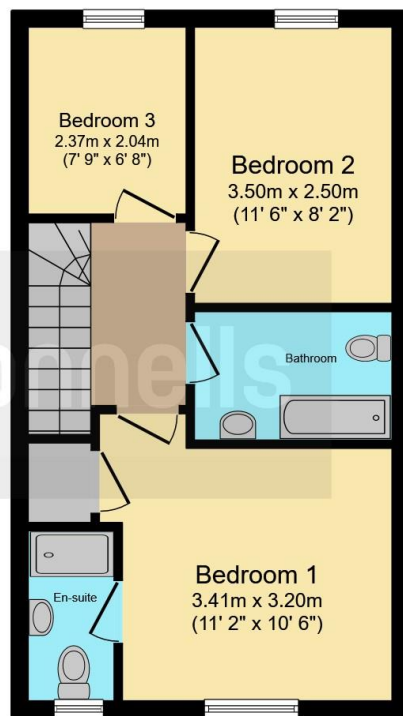
Fully enclosed by fence, laid to lawn with extended patio ideal for alfresco dining and family time! The home office outside offers an excellent quiet space to work and offers an extra living space which could also make an excellent kids room!



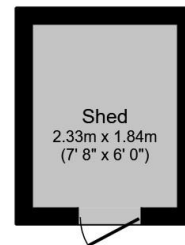




**Ground Floor**



**First Floor**



**Outbuilding**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/ABG305308](http://connells.co.uk/Property/ABG305308)**



Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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