

GREEN &
CO

£350,000

White Horse Crescent

Grove Wantage Oxfordshire OX12 0PY



GREEN & CO

Description

Beautifully presented three-bedroom semi-detached family home situated in a popular residential area, conveniently located for schools and other local amenities. Features include a spacious sitting room, refitted kitchen, large conservatory, study and cloakroom with W.C. Upstairs offers an impressive master bedroom, two further good-sized bedrooms and a shower room. Outside, the well-maintained rear garden boasts a summer house, offering work-from-home potential, two storage sheds, as well as a patio and lawned areas. The property further benefits from an integral store, forming part of the former garage and driveway parking.

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 a network of walkways, only seldom needing to crossroads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.



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EER

C.

Council Tax Band

C.

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

what3words

[w3w.co/dolphins.warned.headrest.](https://www.what3words.com/dolphins.warned.headrest)

Tenure

Freehold.

Utilities

All mains services connected.

Heating Type

Gas-fired central heating to radiators.

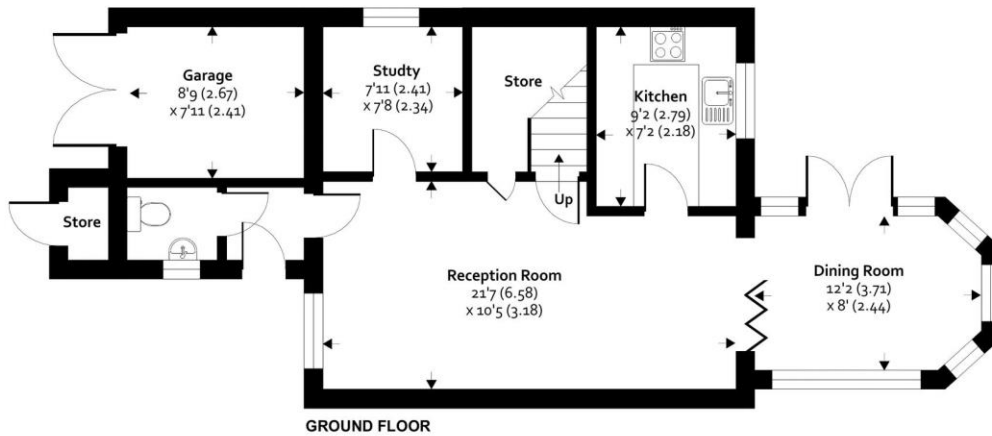
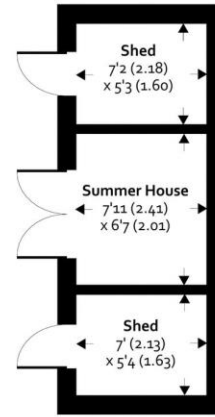
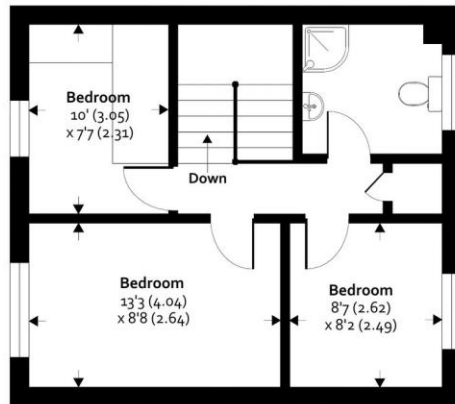
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Approximate Area = 991 sq ft / 92 sq m
 Garage = 76 sq ft / 7 sq m
 Outbuilding = 145 sq ft / 13.4 sq m
 Total = 1212 sq ft / 112.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchccom 2024. Produced for Green & Co. REF: 1134225



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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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