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£595,000

14 Hay Meadows

Grove Wantage Oxfordshire OX12 8AL





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## Description

Brand new spacious detached home with an OPEN PLAN kitchen and French doors to the garden. There's also a bay fronted lounge and a separate STUDY. Upstairs there's an EN SUITE main bedroom and three further doubles. Comes with garage and parking. All offered for sale with a 10 year NHBC warranty. This highly energy efficient property features solar panels and EV charging point. Set within walking distance of shops, schools and local amenities the property is being meticulously constructed by a Home Builders Federation five star developer with completion set for 2024. Please call our offices to arrange your viewing now.

## 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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### **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.

### **Council Tax Band**

Council Tax yet to be assessed by Vale of White Horse District Council.

### **what3words**

[w3w.co/cherished.showrooms.blatantly](https://w3w.co/cherished.showrooms.blatantly).

### **Tenure**

Freehold.

### **Service Charge**

Estimate of £326.15 for the first year.

### **Utilities**

All mains services connected.

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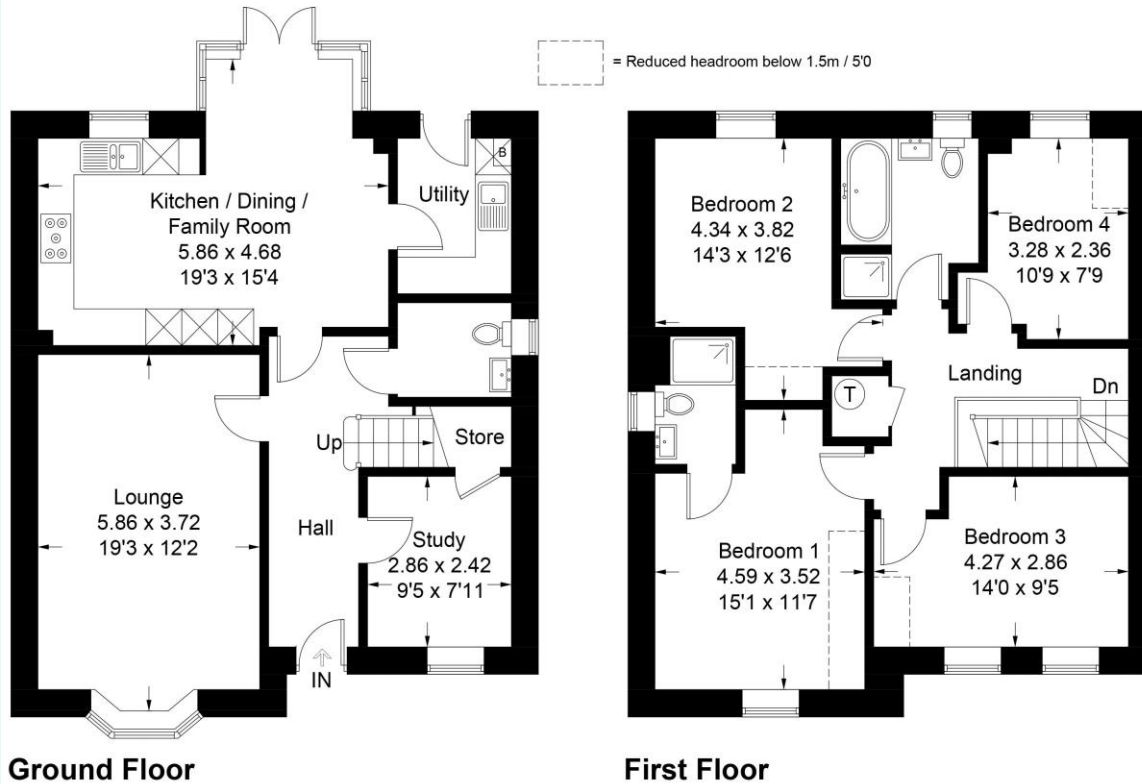


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# Skylark

Approximate Gross Internal Area = 141.3 sq m / 1521 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.  
floorplansUsketch.com © (ID1089662)

## Heating Type

Gas fired central heating to radiators.

## EER

B.

## Other Material Information

Images are of a current showhome that may not match the size or style of the subject property. This property is part of a new development which will have a total of 400 private and affordable units.



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Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

### 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

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).