

GREEN &
CO

£370,000

52 Chequers Lane

Grove Wantage Oxfordshire OX12 7FL



GREEN & CO

Description

Beautifully presented three bedroom semi detached family home occupying a larger than average corner plot set within this popular modern development on the edge of Grove. Features include entrance hall, cloakroom with W.C, spacious sitting room, light & airy kitchen/breakfast room with doors to the rear patio. Upstairs a master bedroom with ensuite shower room, a further double bedroom, a good sized single bedroom and an immaculate family bathroom complete the internal accommodation. Outside offers an established rear garden, with large patio area for outside entertaining, single garage and a large driveway providing parking for multiple vehicles.

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



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk



what3words

w3w.co/heads.craftsman.change.

Tenure

Freehold.

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

B.



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, please refer to the developer's specification.

33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

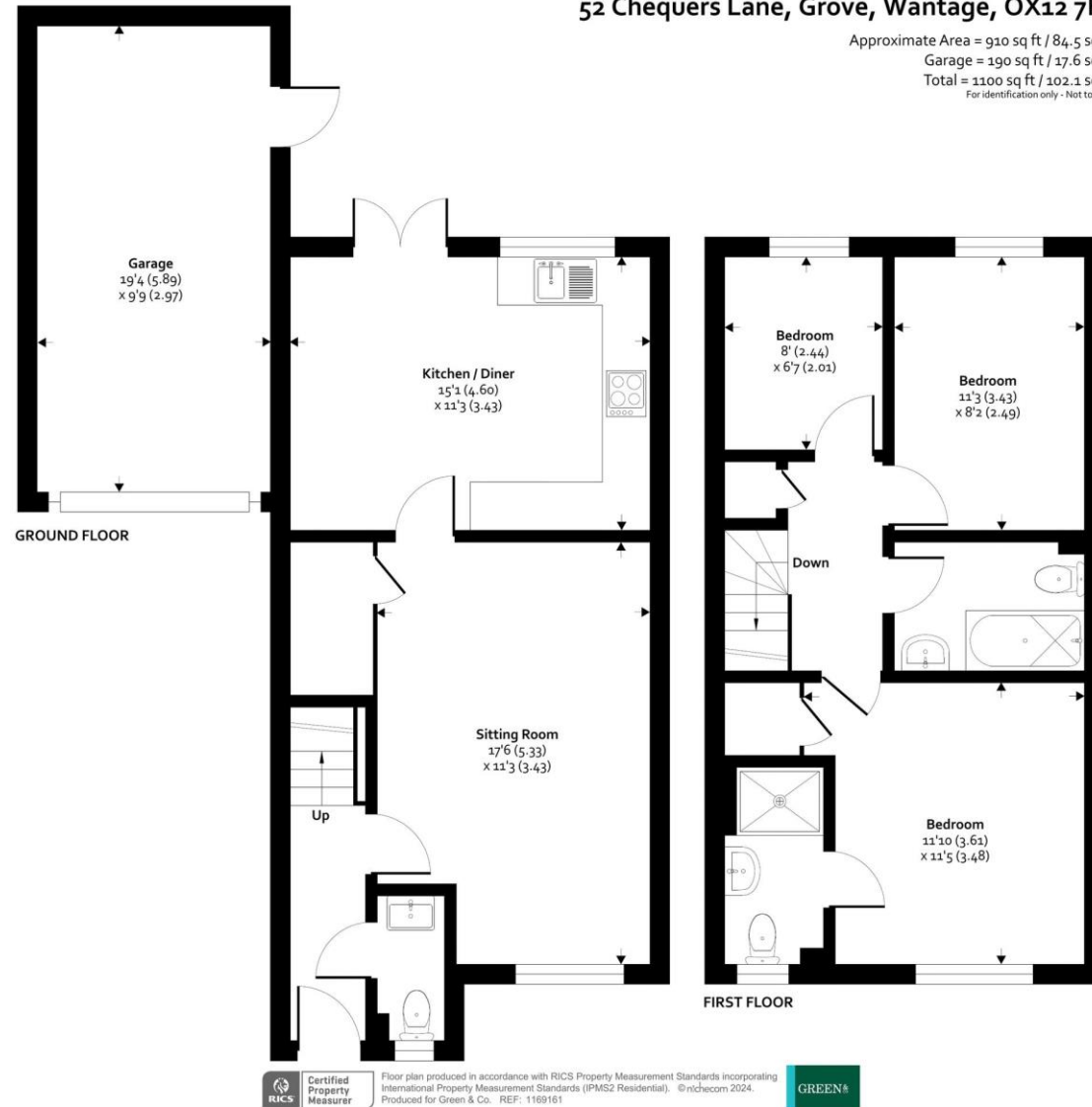




GREEN & CO

52 Chequers Lane, Grove, Wantage, OX12 7FL

Approximate Area = 910 sq ft / 84.5 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1100 sq ft / 102.1 sq m
For identification only - Not to scale



33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk

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.