



GREEN &
CO

£425,000

7 The Kestrels

Grove Wantage Oxfordshire OX12 0QA



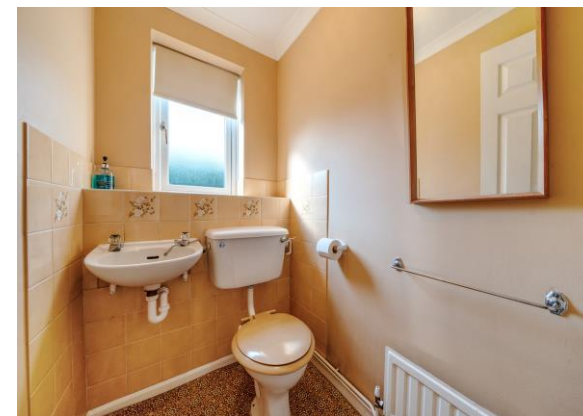
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Description

Nestling at the head of a popular residential cul-de-sac this four-bedroom detached family home occupies a generous corner plot and is offered for sale with no onward chain. The property would benefit from some cosmetic updating however uPVC double-glazed windows and doors and a recently replaced gas-fired central heating boiler have been installed. Featuring an entrance hall, cloakroom, dining room, triple aspect living room with stone fire surround, kitchen and utility room on the ground floor there are four bedrooms with ensuite shower room to the master and a family bathroom on the first floor. Outside the property features driveway parking leading to a detached double garage and side access to the Westerly aspect rear garden. The great location within the village makes this a must-see property.

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.





EER

C.

Council Tax Band

E.

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/encroach.makes.fabricate](https://www.what3words.com/encroach.makes.fabricate).

Tenure

Freehold.

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

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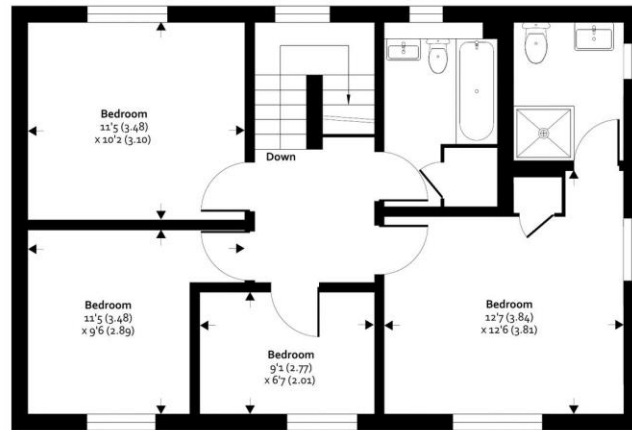
The Kestrels, Grove, Wantage, OX12 oQA

Approximate Area = 1262 sq ft / 117.2 sq m

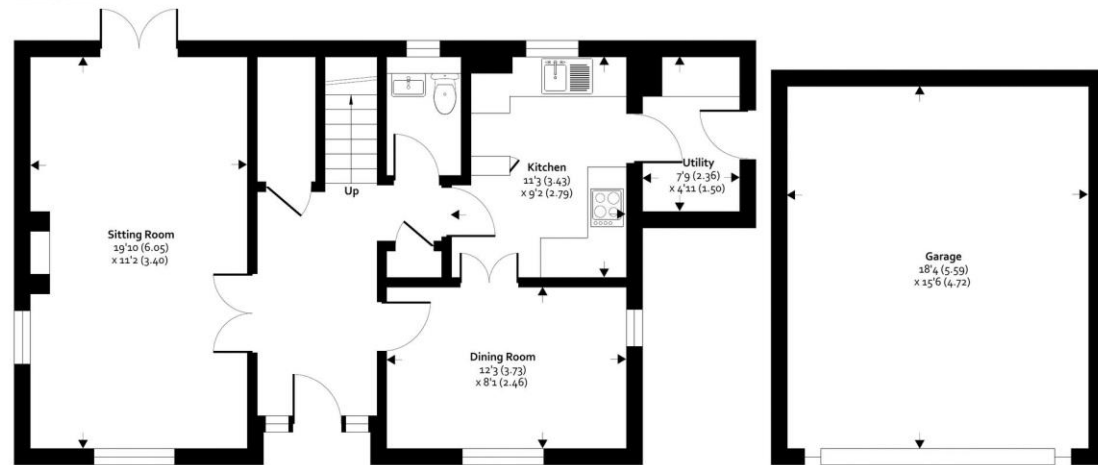
Garage = 384 sq ft / 35.6 sq m

Total = 1646 sq ft / 152.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ncheccom 2024. Produced for Green & Co. REF: 1191398



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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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