

GREEN &
CO

£395,000

5 Chequers Lane

Grove Wantage Oxfordshire OX12 7FL



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Description

Modern well presented three bedroom detached family home situated within a popular development on the edge of Grove. Features include a large entrance hall, cloakroom with WC, dual aspect sitting room, light and airy kitchen/diner with integral appliances including a double oven and doors leading firstly to the patio with the rest of the garden laid to lawn. Upstairs comprises of master bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms and family bathroom. Outside offers a fully enclosed rear garden, a single garage with power, light and direct access to the garden along with 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 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.



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what3words

w3w.co/rollers.gentle.occupations.

Tenure

Freehold.

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.

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

B.

Council Tax Band

D.

Estate Service Charge

TBC

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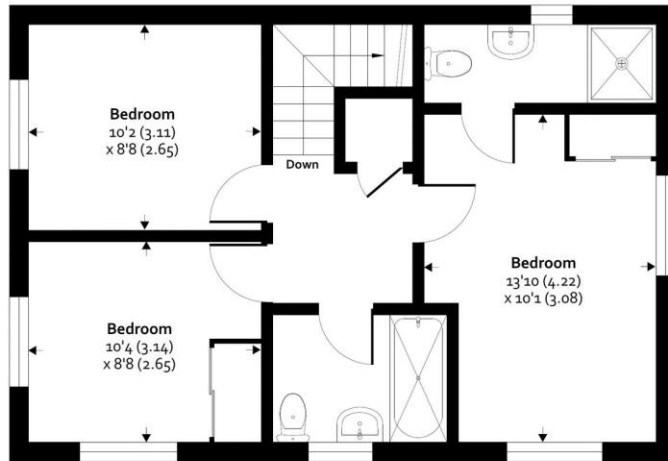




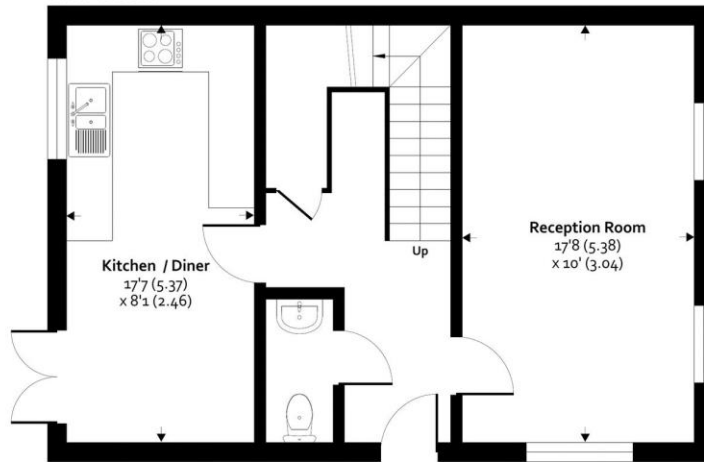
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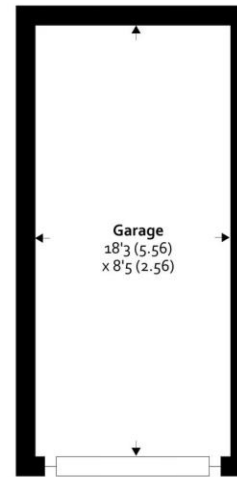
Approximate Area = 952 sq ft / 88.4 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1105 sq ft / 102.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchccom 2024. Produced for Green & Co. REF: 1193813



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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

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.