



DOUGLAS & SIMMONS



7, Sentinel Street, Grove
Wantage, Oxfordshire

7 Sentinel Street, Grove, Wantage, Oxfordshire, OX12 0FY

Guide Price £317,500 Freehold

This modern terraced house on Sentinel Street offers a delightful blend of contemporary living and comfort. Built in 2020, the property boasts a fresh and inviting atmosphere, perfect for families or professionals seeking a stylish home.

- Built in 2020 • Off-road parking • No chain • 2 large double bedrooms • Master bedroom with ensuite • Kitchen diner • Living room • Downstairs WC • Family bathroom



LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

DESCRIPTION

This modern terraced house on Sentinel Street offers a delightful blend of contemporary living and comfort. Built in 2020, the property boasts a fresh and inviting atmosphere, perfect for families or professionals seeking a stylish home.

Upon entering, you are welcomed into a spacious reception room that provides an ideal space for relaxation or entertaining guests. There is a modern and bright kitchen diner as well as an added conservatory. The property features two generously sized bedrooms, and a third bedroom on the 1st floor also.

With two bathrooms, including an en-suite, morning routines and family life are made easier, providing convenience and privacy for all. The modern fixtures and fittings throughout the house reflect a commitment to quality and comfort, making it a perfect choice for those who appreciate contemporary design.

The location in Grove is particularly advantageous, offering a peaceful residential environment while being within easy reach of local amenities, schools, and transport links. The property is offered for sale with no ongoing chain.

EER-B

FLOOR AREA

743.00 sq ft

Vale of White Horse District Council

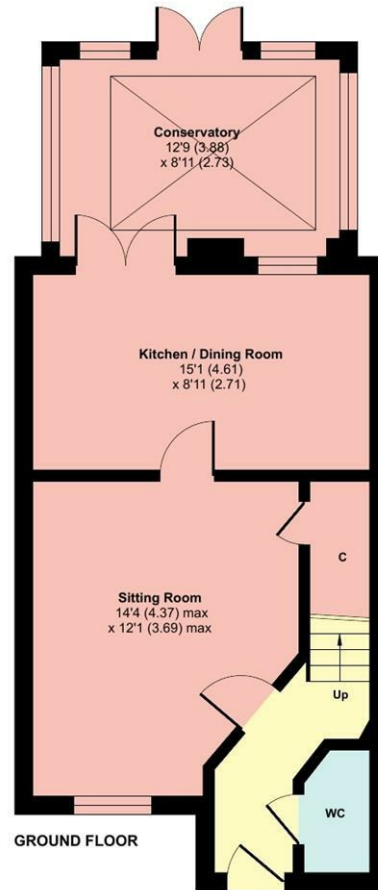
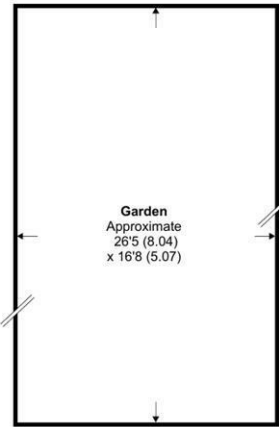
COUNCIL TAX BAND C



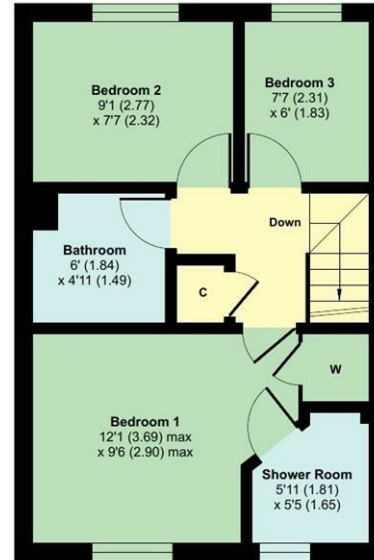
Sentinel Street, Grove, Wantage, OX12 0FY

Approximate Area = 876 sq ft / 81.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS TO OX12 0FY

what3words:///downcast.sprayer.apples
As indicated by our D&S 'For Sale' board

- Ofcom checker indicates good mobile availability outdoor for, EE, Vodafone, Three and O2, with variable availability indoors for EE, O2 and Vodafone.
- Ofcom checker indicates standard broadband is available
- Government portal indicates this area is a low flood risk
- We are unaware of any planning permissions that could negatively affect this property

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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