

GREEN &
CO



£550,000 13 Peregrine Way, Grove, Wantage, Oxfordshire, OX12 0QB, UK

Freehold



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£550,000 Peregrine Way, Grove

Council Tax Band E

This beautifully presented and generously extended four-bedroom detached family home is located in a highly sought-after residential area, ideally positioned for excellent schools and a range of local amenities. The property welcomes you with an inviting entrance hall complete with a stylish modern cloakroom, leading to a spacious triple-aspect sitting room filled with natural light and featuring a superb wood-burning stove. At the heart of the home is a high-quality fitted kitchen that flows seamlessly into the dining room and continues into a bright garden room, creating an ideal space for both everyday living and entertaining. Upstairs offers a well-appointed master bedroom with a beautifully finished ensuite shower room, three further good-sized bedrooms, and a contemporary family bathroom. Externally, the home continues to impress with a well-maintained, fully enclosed garden featuring a large patio, shaded decked seating area, and a well-kempt lawn. Finally, there is a detached double garage featuring roof storage and an electric up-and-over door, along with driveway parking for two vehicles.

what3words. [w3w.co/amplifier.unfit.club](https://www.w3w.co/amplifier.unfit.club).

Utilities. All mains services connected.

Heating Type. Gas-fired central heating to radiators.

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



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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.

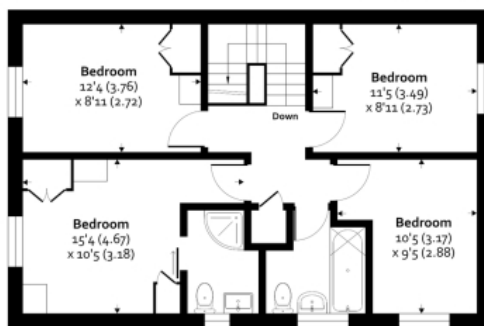




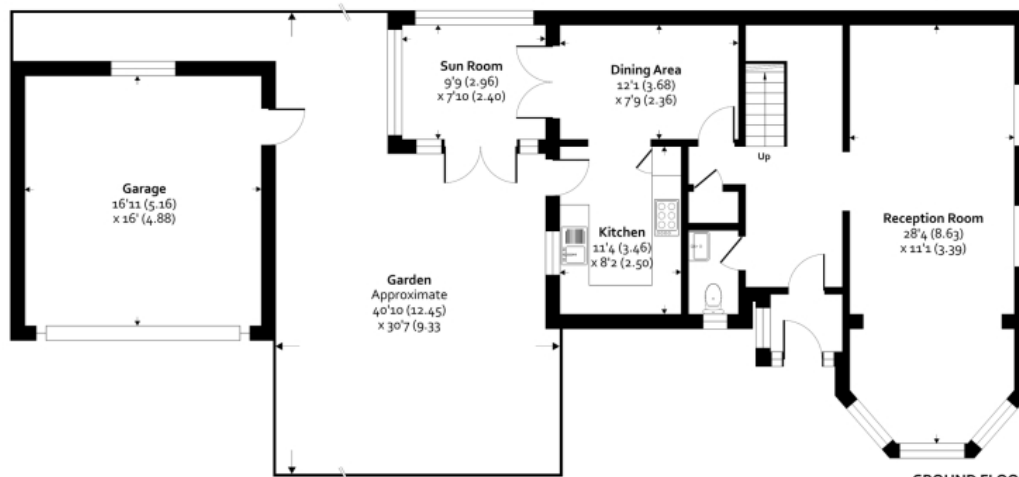
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Approximate Area = 1385 sq ft / 128.7 sq m
 Garage = 271 sq ft / 25.1 sq m
 Total = 1656 sq ft / 153.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2026. Produced for Green & Co. REF: 1435767



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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