

37 Windsor Street, Grove

£387,500

Waymark

37 Windsor Street

Grove, Wantage

A beautifully presented three-bedroom detached family home, ideally situated on the popular Wellington Gate development, close to local shops and amenities. Offering well-proportioned accommodation throughout, this attractive property is perfectly suited to families and professionals alike.

The ground floor offers a welcoming entrance hall, leading to a spacious dual-aspect living room featuring an attractive box bay window that floods the room with natural light. The well-appointed kitchen/diner provides an ideal space for both everyday family living and entertaining, with double doors opening directly onto the garden. Further enhancing the practicality of the home are a separate utility room and a conveniently located downstairs WC.

The first floor offers three well-proportioned bedrooms, including a generous master bedroom featuring built-in wardrobes and its own en-suite shower room. The remaining two bedrooms are served by a modern family bathroom. The landing also benefits from a useful built-in overstairs storage cupboard, providing additional practical storage space.

Externally, the property benefits from a relatively private, west-facing garden, providing an ideal space for relaxing and outdoor entertaining. To the rear, there is a garage and driveway offering off-road parking and additional storage. Further visitor parking is available in designated bays along the road, adding to the property's convenience.





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Furthermore, the property is conveniently situated within walking distance of local shops, bus routes and everyday amenities, while also offering easy access to the popular market town of Wantage, with its wider range of shopping, dining and leisure facilities.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, and in-home with EE. Good outdoor for Vodafone, O2 & Three according to https://checker.ofcom.org.uk however, please check as mobile networks may wary. Broadband - Ultrafast available according to https://checker.ofcom.org.uk. We are not aware of any current or proposed planning developments, planning permissions or restrictive covenants that would adversely affect the property. To note: There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029.



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Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well Presented Three Bedroom Detached Family Home
- Spacious Dual Aspect Kitchen/Dining Room With Doors Onto The Garden
- Dual Aspect Living Room With Box Bay Window
- Well Proportioned Bedrooms With Ensuite & Built-In Wardrobes To Master
- Garage & Driveway Parking
- Popular & Convenient Wellington Gate Development







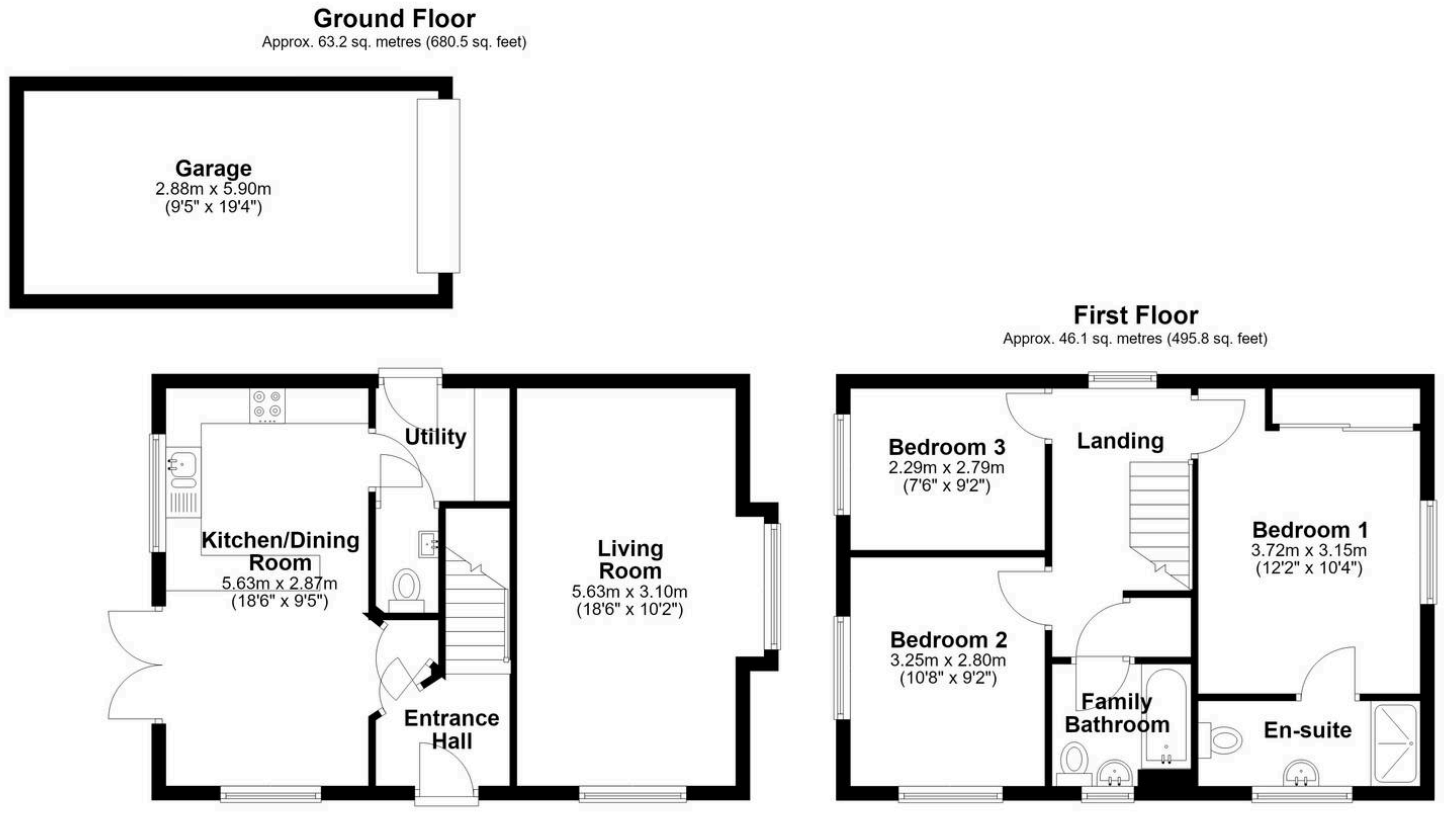












Total area: approx. 109.3 sq. metres (1176.3 sq. feet)

This floor paln is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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