



41 Whitworth Way, Grove

Guide Price **£400,000**

Waymark

41 Whitworth Way

Grove, Wantage

A beautifully presented four-bedroom semi-detached family home offering spacious and well-balanced accommodation, constructed by award winning builders Persimmon Homes in 2024 and set in a prime location overlooking a large expanse of open green space to the front.

On entering, you are welcomed by a wide entrance hall with an adjoining cloakroom/wc. The kitchen/breakfast room is fitted with sleek modern fittings and integrated appliances and stylish herringbone flooring. Whilst the 16ft sitting/dining room has french doors and additional window opening to the rear garden. On the first floor there are three sizeable bedrooms and a family bathroom. Whilst on the second floor there is a magnificent master bedroom suite with a large en-suite shower room.





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Outside, there is a small front garden laid to shingle with an adjoining driveway for one car leading to a sizeable single garage measuring 19ft x 9ft8 with a personal door to the rear garden, there is also a gated pedestrian side access to the rear garden. The rear garden is enclosed by wooden fencing with a patio area and lawn.

Material Information - The property is freehold, connected to mains water, electricity, gas and drainage. The property is heated via a gas fired boiler and the heating system has been upgraded to allow control via both wall device and WIFI through an app. There is uPVC double glazing throughout.



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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

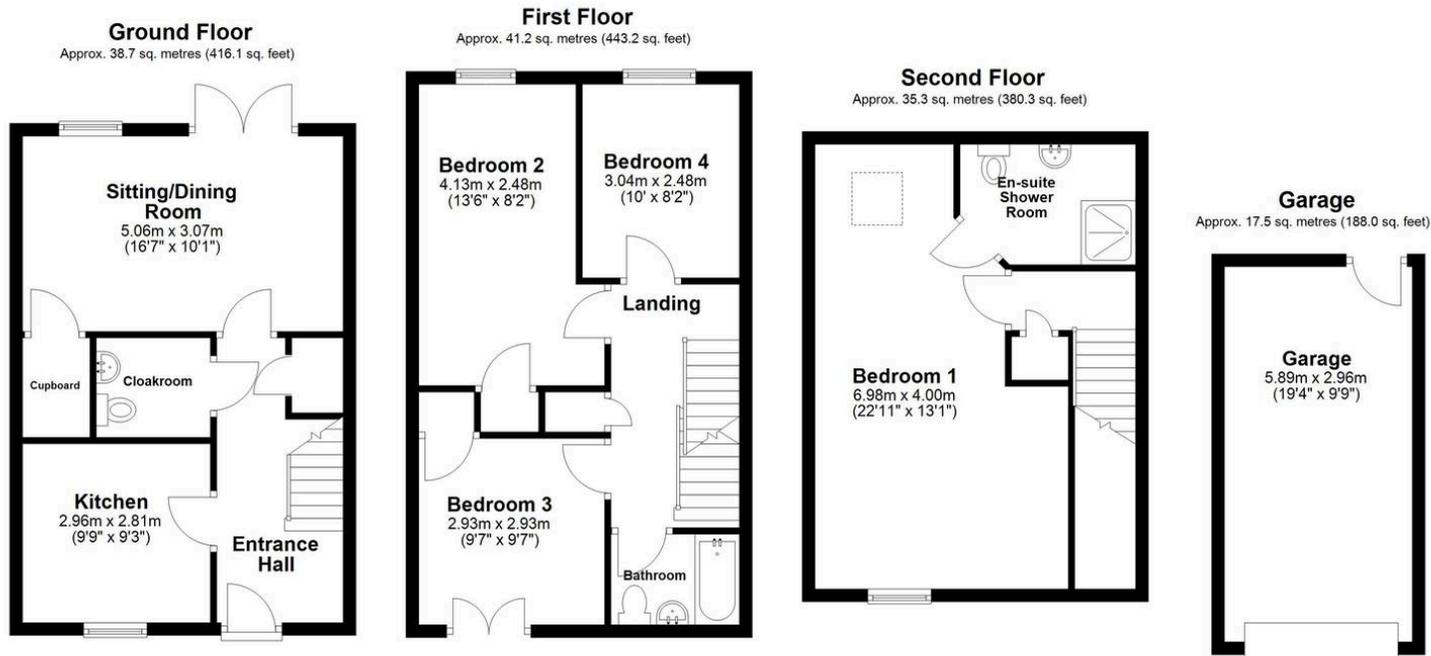
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylish Three Storey Semi-Detached House
- Four Sizeable Bedrooms
- Master Bedroom with Ensuite
- Fitted Kitchen/Breakfast Room
- Driveway parking & Large Garage
- Popular Persimmon Penrith Design
- Overlooking a Large Green Space







Total area: approx. 132.6 sq. metres (1427.6 sq. feet)

This floor plan 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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