

GREEN & CO



£495,000 55 White Horse Crescent, Grove, Wantage, OX12 0PZ, UK

Freehold



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£495,000 White Horse Crescent, Grove

Council Tax Band E

Situated in an established and sought-after residential area of Grove, this beautifully presented four-bedroom detached home offers spacious, versatile accommodation, finished to an exceptional standard throughout. Combining modern conveniences with generous living space, this impressive property is ideally suited to family life. The ground floor boasts two reception rooms, providing excellent flexibility for both everyday family living and entertaining. At the heart of the home is a stylishly refitted kitchen, complete with integrated NEFF appliances, complemented by a separate, equally well-appointed utility room. Upstairs, four bedrooms provide comfortable accommodation, with the principal bedroom benefiting from its own en-suite shower room, complete with a power shower. The remaining bedrooms are served by a contemporary family bathroom, also featuring a power shower. Ample storage throughout the property adds further practicality to this thoughtfully designed family home. Outside, the property enjoys attractive gardens to both the front and rear, offering pleasant outdoor spaces for relaxation, entertaining and family enjoyment, alongside a garden shed. A particular highlight is the double garage, featuring an electric garage door and a dedicated electric vehicle charging point, providing both convenience and practicality for modern living with ample driveway parking in front. Presented in immaculate condition throughout an early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

what3words. [w3w.co/plans.collides.merit](https://www.what3words.com/plans.collides.merit).

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

Location. The popular village of Grove lies approximately 13 miles south-west of



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Oxford, where the Thames Valley meets the Berkshire Downs. The village is well positioned for commuters, with the A338 providing convenient access to the A34, M40 and M4, while mainline rail services are available from Oxford, Didcot and Swindon. Surrounded by attractive countryside and traditional farmland, Grove combines a pleasant village setting with the amenities of a thriving modern community. The village has grown considerably from its origins as a small rural settlement and today offers a good range of local shops, schools and everyday facilities. Grove is particularly well served for education, with three primary schools and a secondary school, together with an extensive network of pedestrian walkways providing convenient access around much of the village. The nearby market town of Wantage offers a wider range of shopping, leisure and recreational facilities, making Grove a well-connected and convenient place to live.





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Approximate Area = 1253 sq ft / 116.4 sq m
Garage = 269 sq ft / 25 sq m
Total = 1522 sq ft / 141.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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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