

GREEN &
CO



£425,000 14 Rosebay Crescent, Grove, Wantage, Oxfordshire, OX12 0BU, UK

Freehold

£425,000 Rosebay Crescent, Wantage

Council Tax Band D

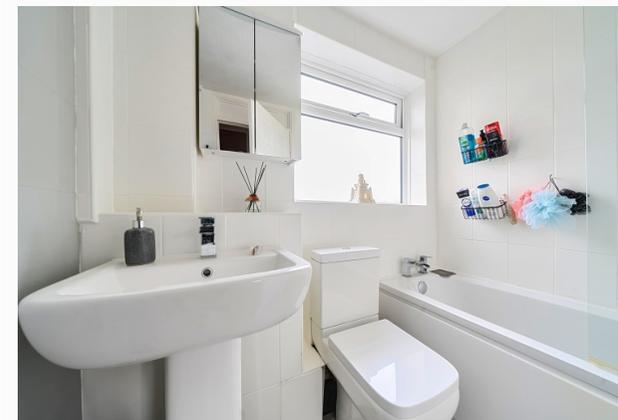
Situated in a highly sought-after residential cul-de-sac, conveniently positioned for local shops, schools, and everyday amenities, this extended three-bedroom link-detached home offers well-balanced and versatile accommodation ideal for modern family living. The property benefits from ample driveway parking leading to an oversized single garage, together with generous front and rear gardens providing excellent outdoor space for both relaxation and entertaining. Internally, the ground floor is arranged around a spacious entrance hall, creating a welcoming first impression and providing access to a cloakroom, a well-proportioned kitchen, and a comfortable living room. The adjoining dining room offers an ideal space for formal meals or family gatherings and flows seamlessly into a bright conservatory, enhancing the overall living space and providing pleasant views over the garden. To the first floor are three well-sized bedrooms and a family bathroom, offering practical and flexible accommodation suited to a range of buyers, from growing families to those seeking additional home working space. Combining a desirable location with adaptable living space, substantial parking, and excellent outdoor areas, this property represents an attractive opportunity within a popular and well-established community.

what3words. [w3w.co/heartache.desiring.quickly](https://www.what3words.com/heartache.desiring.quickly).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e. sales@greenand.co.uk



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 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.

Other Material Information. There is a timber-framed single-glazed window in the garage.





GREEN &
CO

14 Rosebay Crescent, Grove, Wantage, OX12 0BU

Approximate Area = 1185 sq ft / 110 sq m
 Garage = 266 sq ft / 24.7 sq m
 Total = 1451 sq ft / 134.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Green & Co. REF: 1417155



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit www.greenand.co.uk/primary-policy-and-notice.