

GREEN &  
CO



£385,000 42 Whitworth Way, Grove, Wantage, Oxfordshire, OX12 0NZ, UK

Freehold



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- Immaculately presented
- Three-bedroom townhouse
- Constructed in 2023 with NHBC
- Award winning Persimmon Homes
- Ample rear garden with gated access
- Driveway parking
- Hypervolt V3 Pro EV car charger
- Upgraded kitchen
- Must view home

Step into a world of modern elegance with this immaculately presented three-bedroom townhouse, a home that effortlessly combines style, comfort, and contemporary living. Purchased brand new and thoughtfully enhanced with a host of premium upgrades, every inch of this residence exudes care, quality, and refined taste. Spread gracefully across three versatile floors, the home offers flexible accommodation designed for today's dynamic lifestyle. Light pours through the uPVC double-glazed windows, highlighting beautifully decorated interiors warmed by efficient gas-fired central heating. The private, landscaped rear garden is larger than most, perfect for entertaining and relaxing. The first floor offers a bright and cosy living room, a stylish family bathroom, a modest third bedroom, and additional storage. The second floor offers two good-sized bedrooms, with a modern en-suite to bedroom one. The upgraded kitchen features quartz countertops, with double doors opening onto the garden, and the spacious ground-floor study allows flexible working with the capacity to be re-invented as a separate dining, TV room or playroom to suit. Practicality meets sophistication with tandem driveway parking and a cutting-edge 5 metre Hypervolt V3 Pro EV charger complete with a tethered cable and certified installation by an approved professional. Visitor parking ensures your guests are always welcome, while the peaceful outlook across the greenery offers a rare sense of openness and tranquillity. This isn't just a townhouse; it's a lifestyle that is polished, poised, and perfectly presented for those who demand more from modern living.





**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.

**what3words.** [w3w.co/rotations.brushing.roaring.](https://www.what3words.com/) **Estate Service Charge.** Estate Rent Fee of £134.16 and Estate Service Charge of £103.96. We have been informed that the Service Charge is not payable until the estate reaches completion in 4/5 years. **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. **Other Material Information.** Brick and timber frame construction. Planning Permission has been granted for 1500 dwellings and associated infrastructure on the Grove Airfield and thereabouts.

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Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	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**

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