



15 Queens Row, Wantage, OX12 7FH

Offers In Excess Of £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning three-bedroom semi-detached property, situated on this popular development built by Bellway Homes in 2020 and conveniently located close to a range of local shops and amenities.

This beautifully presented home offers a welcoming entrance hall leads to a convenient cloakroom and a spacious sitting room, featuring stairs rising to the first floor and useful understairs storage. The impressive kitchen/dining room is fitted with a comprehensive range of wall and floor-mounted units, together with integrated appliances including a washing machine, dishwasher, fridge/freezer, eye-level oven and gas hob. French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space.

To the first floor are two well-proportioned double bedrooms, with the master bedroom benefiting from a stylish en-suite shower room. The third bedroom is currently used as an office and features ample built-in storage. Completing the accommodation is a modern family bathroom with a shower over the bath.

Outside, the rear garden provides an excellent space for entertaining, with a paved patio area beneath a pergola, lawn and attractive raised borders. There is also a personal door providing access to the rear of the garage, which has been converted to create a fantastic additional social space.

To the front, a driveway provides parking and leads to the remaining garage space, currently used for storage, together with a pleasant front garden.





Key Features

- Modern three bedroom property
- Master bedroom with ensuite shower room
- Popular development built by Bellway Homes
- Spacious kitchen / dining room
- Landscaped rear garden
- Garage converted to additional room and storage
- Driveway parking
- Bright sitting room
- Family bathroom and cloakroom
- EPC rating: B, Council tax band: C

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. There is an excellent bus service to Wantage, Oxford and Didcot. It is also has good road access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot c.9miles to London Paddington c.40 minutes.



**Approximate Gross Internal Area 846 sq ft - 78 sq m
(Excluding Garage)**

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 423 sq ft – 39 sq m

Garage Area 181 sq ft – 17 sq m



Thomas Merrifield and their clients give notice that:

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