



**4 Straw Acre, Grove**  
Offers Over **£350,000**

Waymark

## 4 Straw Acre

### Grove, Wantage

We are pleased offer for sale this attractive and well presented three bedroom townhouse constructed in 2024 and situated on a sought-after development.

From the entrance hall you walk through to the living room with a large window to the front, beyond the living room is an inner hallway with a large storage cupboard and access to a roomy downstairs cloakroom/wc. The kitchen/dining room extends the full width of the property with fitted cabinetry and an integrated oven and hob, there are french doors leading out to the patio and ample space for a dining table and chairs.

The first floor is home to a superb master bedroom suite, with an en-suite shower room with window, there are two further well proportioned bedrooms and a family bathroom. Externally, the property boasts two parking spaces to the front with an electric car charge point. The garden to the rear has a patio adjoining the rear of the house, a level lawn and garden shed. The property further benefits from a range of energy-efficient features, including a Waste Water Heat Recovery System and an electric car charging point, enhancing sustainability while reducing running costs and making this an exceptionally efficient modern home.

Material Information - The property is freehold, connected to mains water, electricity and drainage. The property is heated via a gas fired boiler and there is Argon filled uPVC double glazing throughout. There will be a management fee for the maintenance and upkeep of the area which will be payable yearly. This will only be payable once the development is complete in circa 2029.





## 4 Straw Acre

Grove, Wantage

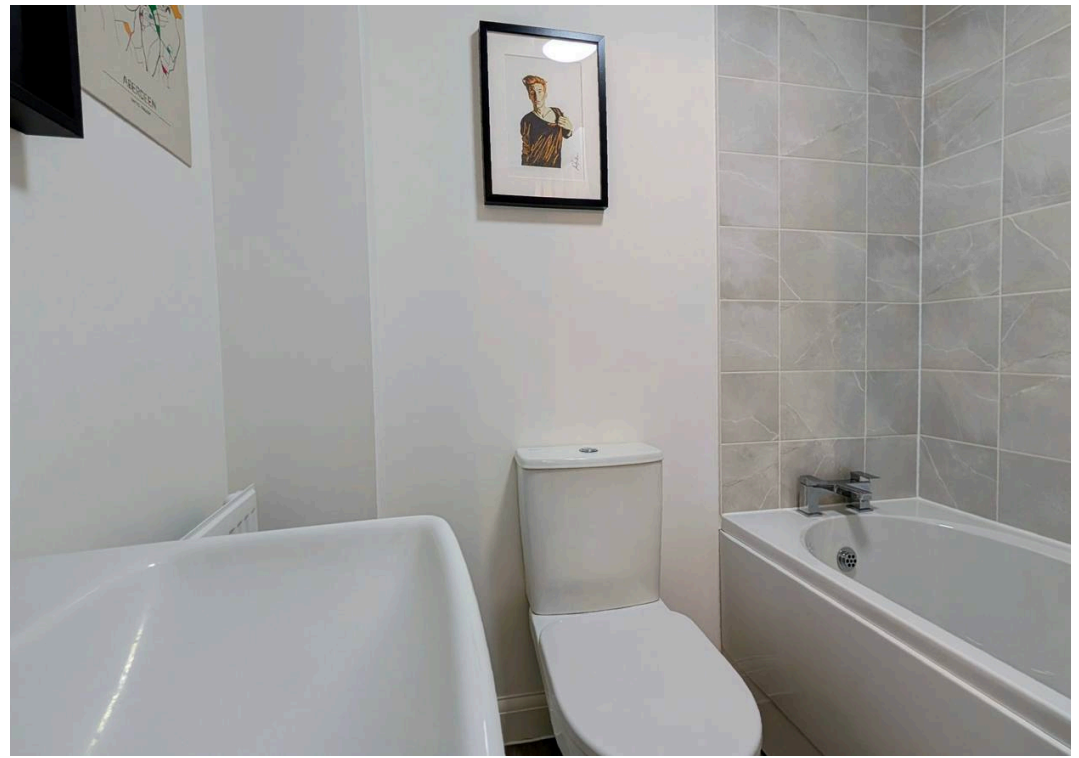
Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5miles), Faringdon (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.

Council Tax band: TBD

Tenure: Freehold

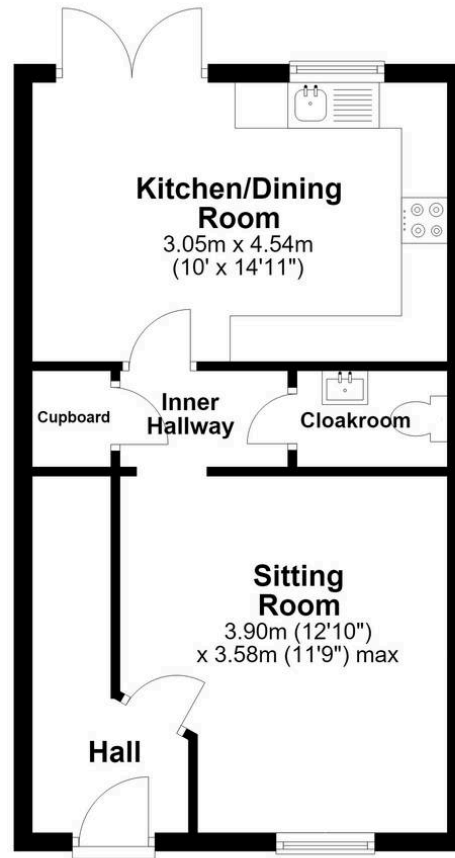
- Superb Three Bedroom Home
- Constructed in 2024 with Guarantee Remaining
- Master Bedroom with En-Suite Shower Room
- Two Further Well Proportioned Bedrooms
- Two Carparking Spaces and Electric Charge Point
- Energy Efficient Double Glazing and Gas Central Heating





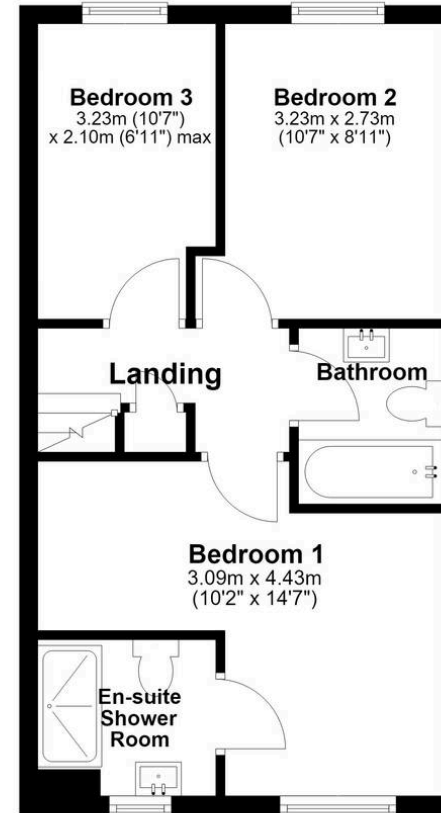
## Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



## First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 75.1 sq. metres (808.0 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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