



22 Whitworth Way, Grove, Wantage, OX12 0NZ

Guide Price £325,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three-bedroom semi detached house situated on the popular Wellington Gate development. This property is offered for sale with the added benefit of a complete onward chain.

The accommodation comprises an entrance hall with stairs rising to the first floor, a dual-aspect sitting room, cloakroom and an open-plan kitchen/dining room. The kitchen is fitted with a range of base and eye-level units, complemented by integrated appliances including a dishwasher, fridge/freezer, oven, hob and extractor hood. The dining area enjoys views over the rear garden and provides access via patio doors.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room and a built-in cupboard.

The south-easterly facing rear garden is mainly laid to lawn, complemented by a large patio area and established shrub borders. To the front, the property benefits from off-street parking for two vehicles, alongside a lawned area with shrubs.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government portal generally highlights this as a very low flood risk area. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Complete onward chain
- Semi detached
- Three bedrooms
- Spacious kitchen / dining room
- Family bathroom
- En-suite shower room to the principal bedroom
- Downstairs cloakroom
- Driveway parking
- EPC - B
- Council tax band - C

The Location

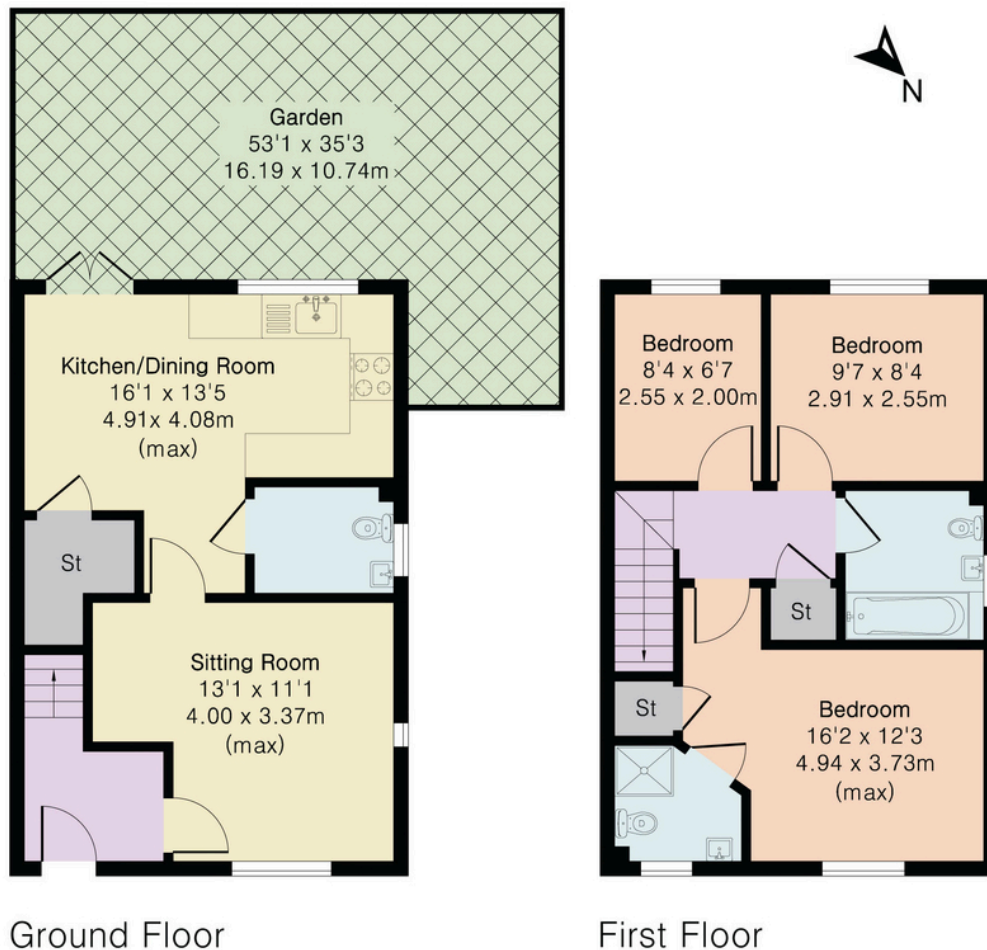
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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 840 sq ft - 78 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 420 sq ft – 39 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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