



11 Wellington Street, Grove

Offers Over **£350,000**

Waymark

11 Wellington Street

Grove, Wantage

A modern three-bedroom semi-detached family home with a practical, modern layout and good outdoor space. Situated in the popular and convenient Wellington Gate development in Grove, providing easy access in to local amenities, schools and bus routes.

Upon entering the property, you are welcomed by a useful entrance porch which opens into a bright and inviting living room. A central hallway provides access to a convenient ground floor cloakroom and leads through to the kitchen/dining room. Beautifully appointed with a range of wall and base units, integrated appliances, and generous work surfaces, this superb space is further enhanced by French doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. To the first floor, a spacious landing leads to three well-proportioned bedrooms. The dual aspect master bedroom is complemented by a contemporary en-suite shower room, while the remaining bedrooms offer excellent versatility for family use, guest accommodation, or home working. A modern family bathroom completes the first-floor accommodation.





11 Wellington Street

Grove, Wantage

Externally, the property continues to impress. The enclosed south-westerly facing rear garden enjoys an abundance of natural light throughout the day. A large patio area offers the perfect setting for outdoor dining and entertaining with remainder laid to lawn. Side pedestrian access is available from both sides of the property, providing convenient access to the front where a private driveway offers off-road parking for two vehicles. An integral garage further enhances the practicality of the home, providing additional parking, storage, or potential workshop space. Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-door for Vodafone & EE, Good Outdoor for Three & O2 according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - only FibreNest available on development. Ultrafast available.



11 Wellington Street

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.1.5 miles), 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 (37 minutes) is located just 9 miles away.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

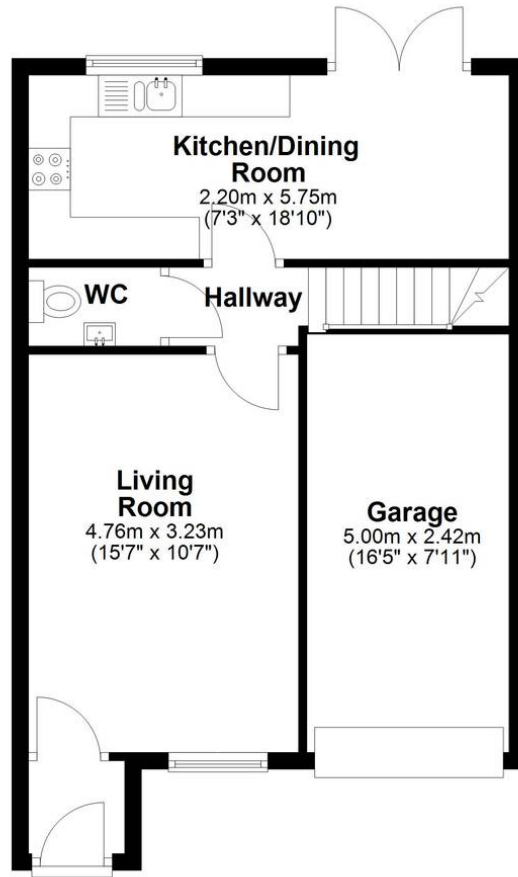
- Modern Three Bedroom Detached Family Home
- Light & Airy Living Room With A Good Size Dining Room
- Garage & Double Width Driveway Parking For Two Cars
- Three Generous Bedrooms With Ensuite To Master Bedroom
- Sunny South-Westerly Facing Garden
- Popular & Convenient Wellington Gate Development





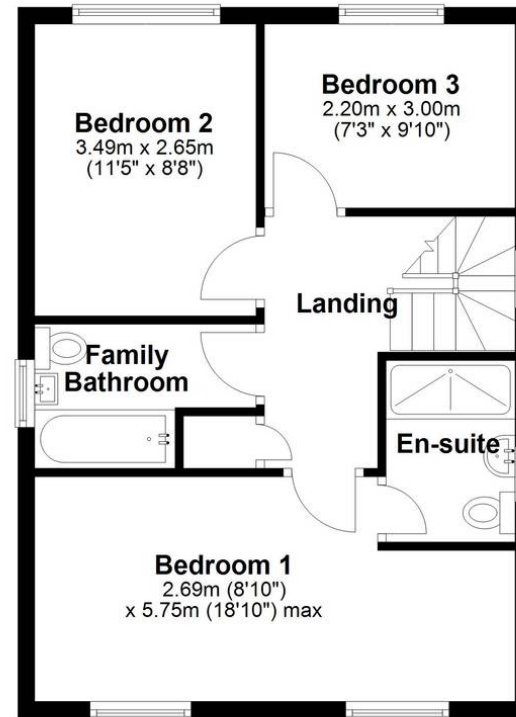
Ground Floor

Approx. 48.0 sq. metres (516.1 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 94.5 sq. metres (1017.3 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

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.