



12 Corn Lane, Grove
£350,000

Waymark

12 Corn Lane

Grove, Wantage

COMPLETE CHAIN! An immaculate and beautifully presented three-bedroom semi-detached home, situated in a pleasant position. Having been exceptionally well maintained by the current owners, the property is presented to a high standard and should be viewed internally to fully appreciate the accommodation on offer.

The welcoming entrance hall provides access to a convenient cloakroom and the bright and airy living room. The dual aspect living room benefits from a large window, which floods the room with natural light and enjoys a lovely outlook over mature shrubbery. From the living room, you enter the spacious kitchen/dining room, which extends across the full width of the property. The kitchen is fitted with a range of built-in appliances and benefits from access to a useful understairs storage cupboard, providing valuable additional storage space. French doors provide direct access to the rear patio and garden, making this an ideal space for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, two separate built-in wardrobes along with boasting a pleasant outlook. The remaining bedrooms are served by a modern family bathroom.





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Externally, the property boasts a pleasant rear garden offering a good degree of privacy. The garden has been thoughtfully landscaped to include a manicured lawn and attractive tiled patio, providing an excellent space for outdoor dining and relaxation. A large wooden garden shed is also included. To the side of the property is a driveway providing off-road parking complete with EV charger.

Constructed by the highly regarded Messrs. Barratt Homes in 2025, this impressive modern property benefits from the remainder of its 10-year NHBC guarantee, complemented by a suite of desirable energy-efficient features, including solar panels, an EV charging point and a high EPC rating.

- Stunning Three-bedroom Semi-Detached Home
- Complete Chain
- Stunning Kitchen/Dining Room and Light & Airy Living Room
- Ground Floor Cloakroom, Ensuite & Family Bathroom
- Energy Efficient Home - Solar Panels, EV Charger
- Landscaped & Private Rear Garden
- Driveway Directly To The Side of The Home
- Pleasant Position Providing A Lovely Outlook



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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: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

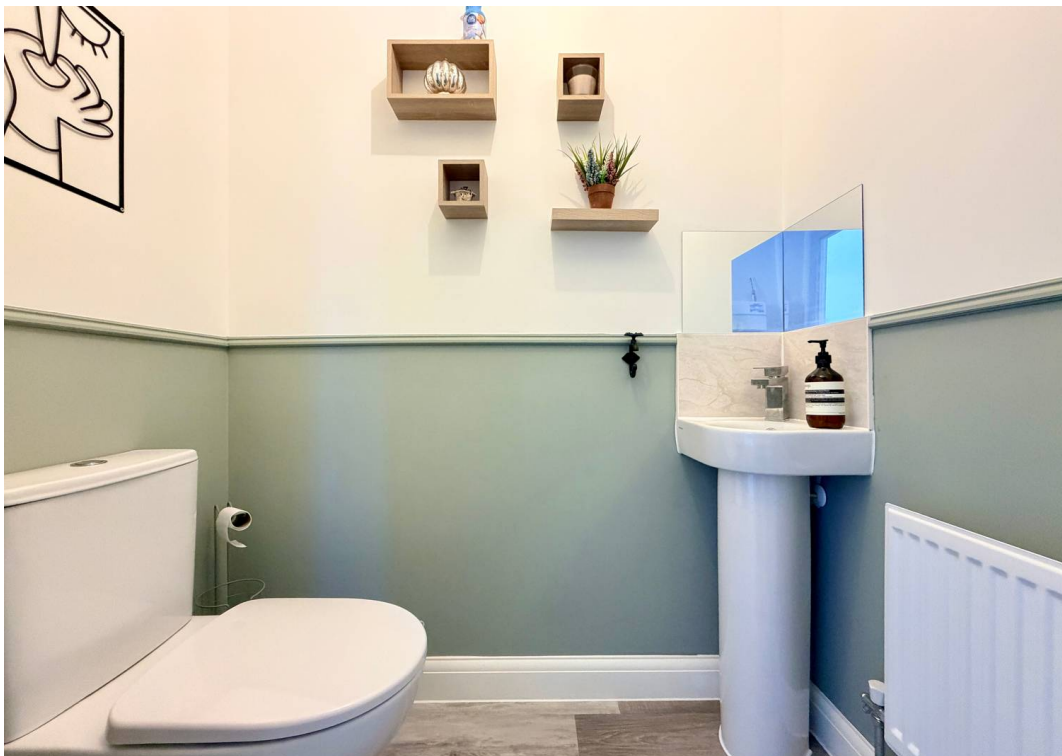


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Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler there is argon filled uPVC double glazing throughout. Conservation Area - No. Very low risk of flooding according to Gov.uk. Mobile Coverage - Good outdoor, variable in-home for EE. Good outdoor for Three, O2 & Vodafone according to Ofcom. Please check as mobile networks may vary. Broadband - Ultrafast available .

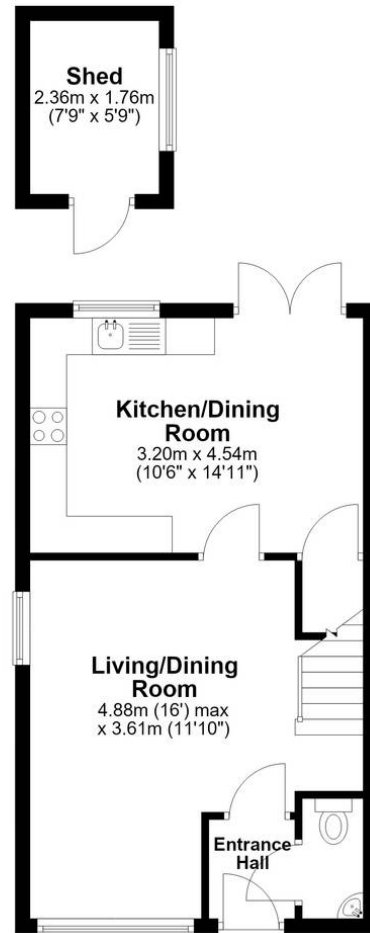
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>. We are not aware of any planning permissions currently in place, or any local planning developments, that would adversely affect the property. There is a management fee for the maintenance and upkeep of the area which will be payable yearly. The management company is Warwick Estates and the fee for 2026/2027 is £252.





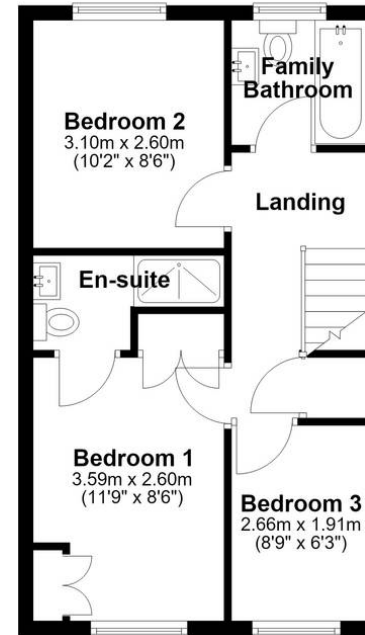
Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.1 sq. feet)



Total area: approx. 78.8 sq. metres (848.3 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

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