



38 Chequers Lane, Wantage, OX12 7FL

Guide Price £360,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

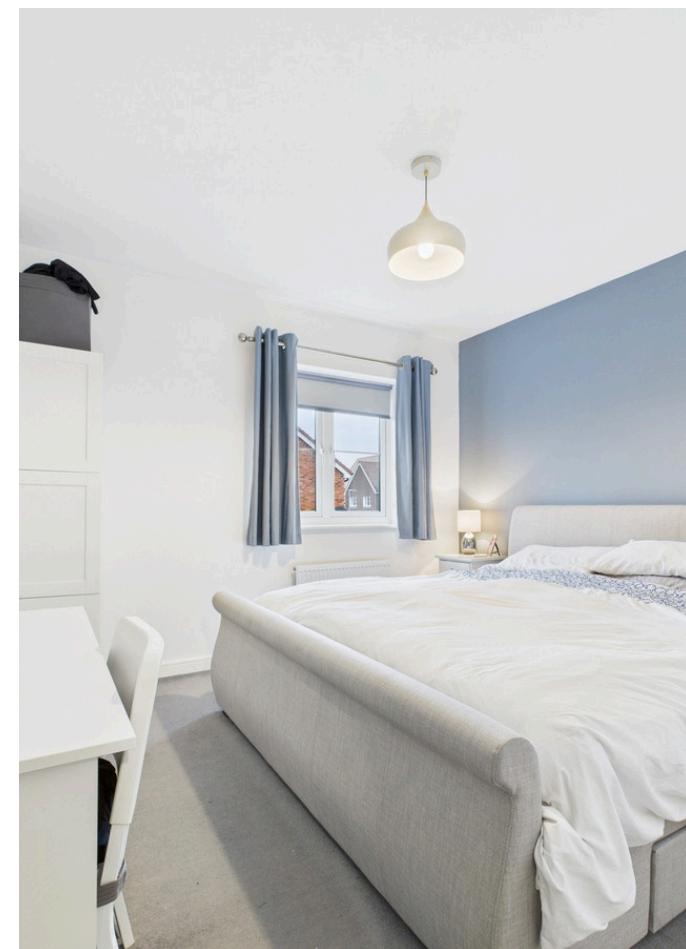
A beautifully presented modern three bedroom semi detached property with driveway for two cars and garage situated on a popular development close to local facilities and amenities

Constructed by Bellway Homes in 2019 the property is presented in immaculate order and comprises entrance hall cloakroom spacious open plan living room with a modern kitchen/ dining room with built in appliances with French doors into the garden. To the first floor master bedroom with ensuite two further double bedrooms and family bathroom.

Outside the property has a good size rear garden mainly laid to lawn with patios for entertaining. To the front a driveway for two vehicles garage and side access gate to the rear garden.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, super fast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property.





## Key Features

- Three bedrooms
- Two Bathrooms and W/C
- Large rear garden
- Kitchen / dining room
- Sitting room
- Cloakroom
- Garage with driveway parking
- Council tax band: C, EPC: B

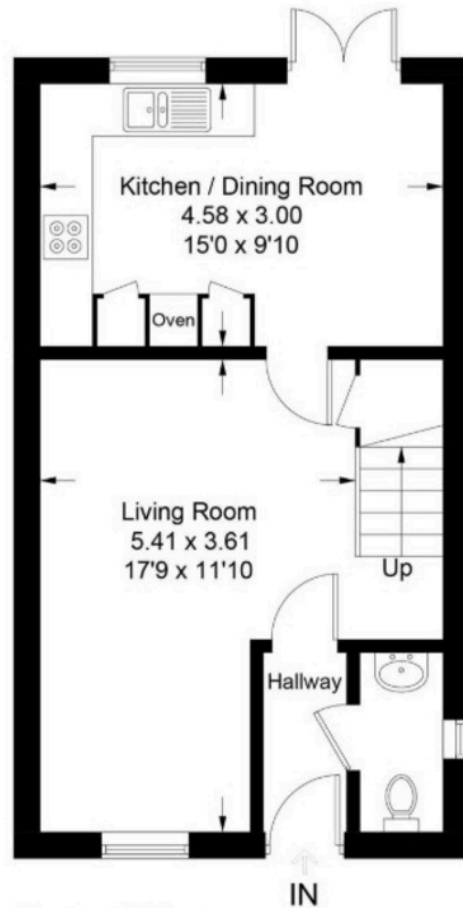
## The Location

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. 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.

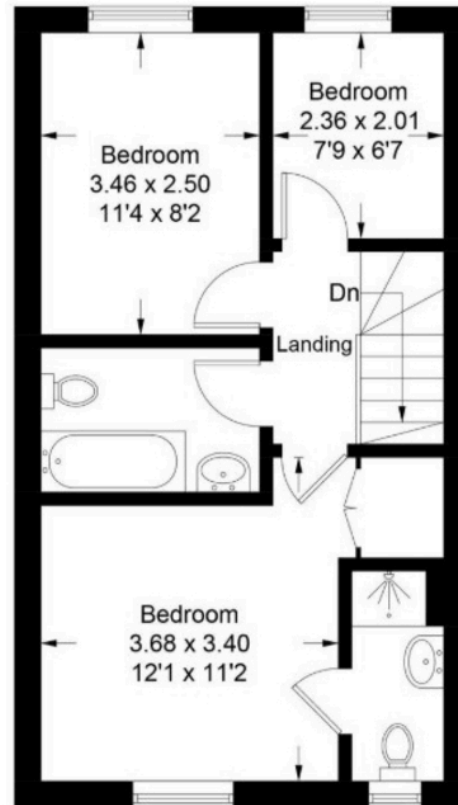


## Chequers Lane - Grove

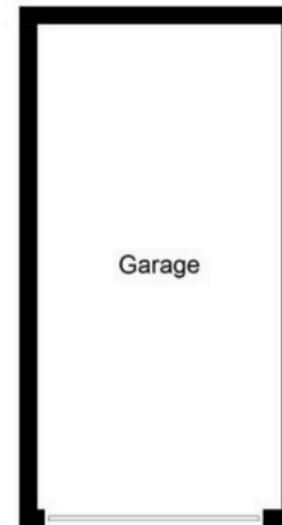
Approximate Gross Internal Area = 79.0 sq m / 850 sq ft  
(Excluding Garage)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
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