

GREEN & CO



£263,950 20 Windsor Street, Grove, Wantage, Oxfordshire, OX12 0FZ, UK

Freehold



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£263,950 Windsor Street, Grove

Council Tax Band B

A well-presented modern two-bedroom semi-detached home, ideally positioned within a popular residential area and conveniently located close to local schools and everyday amenities. The contemporary accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a stylish fitted kitchen with integral appliances, and an open-plan sitting/dining room with doors opening directly onto the rear garden, perfect for both relaxing and entertaining. A convenient cloakroom with W.C completes the ground floor. Upstairs, the property offers two generous double bedrooms and a superbly appointed family bathroom finished to a high standard. Externally, the home benefits from a fully enclosed, low-maintenance rear garden ideal for outdoor enjoyment, along with two allocated parking spaces to the front.

what3words. [w3w.co/reinvest.outhouse.croaking](https://www.what3words.com/w3w.co/reinvest.outhouse.croaking).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. Estate Rent Fee of £134.16 and Estate Service Charge of £103.96. We have been informed that the Service Charge is not payable until the estate reaches completion in 4/5 years.

Location. The village of Grove lays approx. 13 miles south-west of Oxford where the



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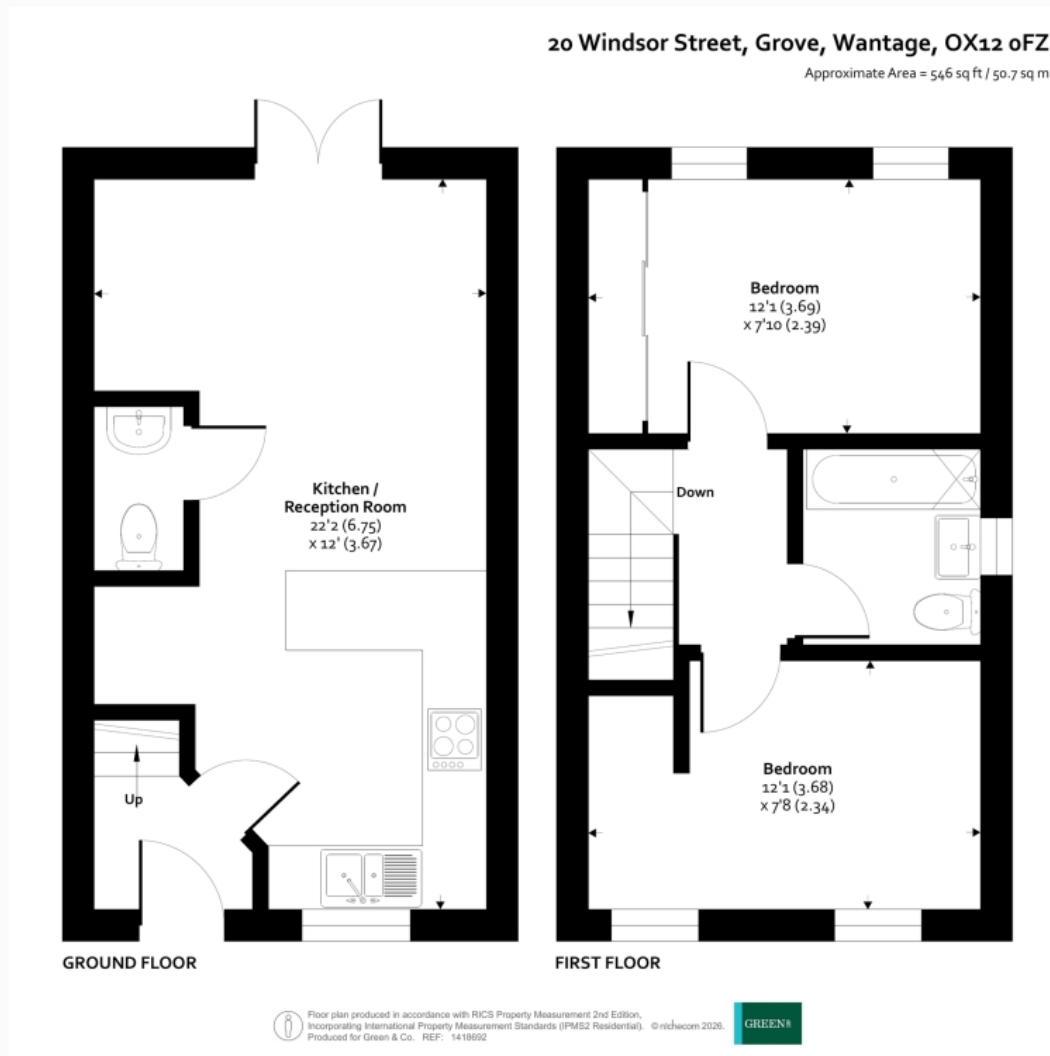
Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

Other Material Information. Brick and timber frame construction. Planning Permission has been granted for 1500 dwellings and associated infrastructure on the Grove Airfield and thereabouts.





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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

The logo for Green & Co. is displayed in white serif font on a dark green rectangular background in the top left corner.

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