



GREEN &
CO

£325,000 10 Peregrine Way, Grove, Wantage, Oxfordshire, OX12 0QB, UK

Freehold



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£325,000 Peregrine Way, Grove

Council Tax Band C

A well-presented three-bedroom semi-detached home enjoying a pleasant outlook over a residential green, located within a popular and established residential area close to local amenities, including shops and schools. The property offers an inviting entrance hall, a spacious sitting/dining room which flows into a bright conservatory, alongside a fitted kitchen with a door opening onto the rear garden. The first floor comprises two generous double bedrooms, a well-sized third bedroom, and a smart family bathroom. Outside, there is a fully enclosed west-facing garden featuring a decked seating area and useful side access. Additional benefits include on-street parking, a garage in a nearby block, an updated heating system with a modern boiler and pressurised cylinder tank, and double glazing throughout.

what3words. [w3w.co/family.validated.plan](https://www.what3words.com/family.validated.plan).

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.

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



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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.

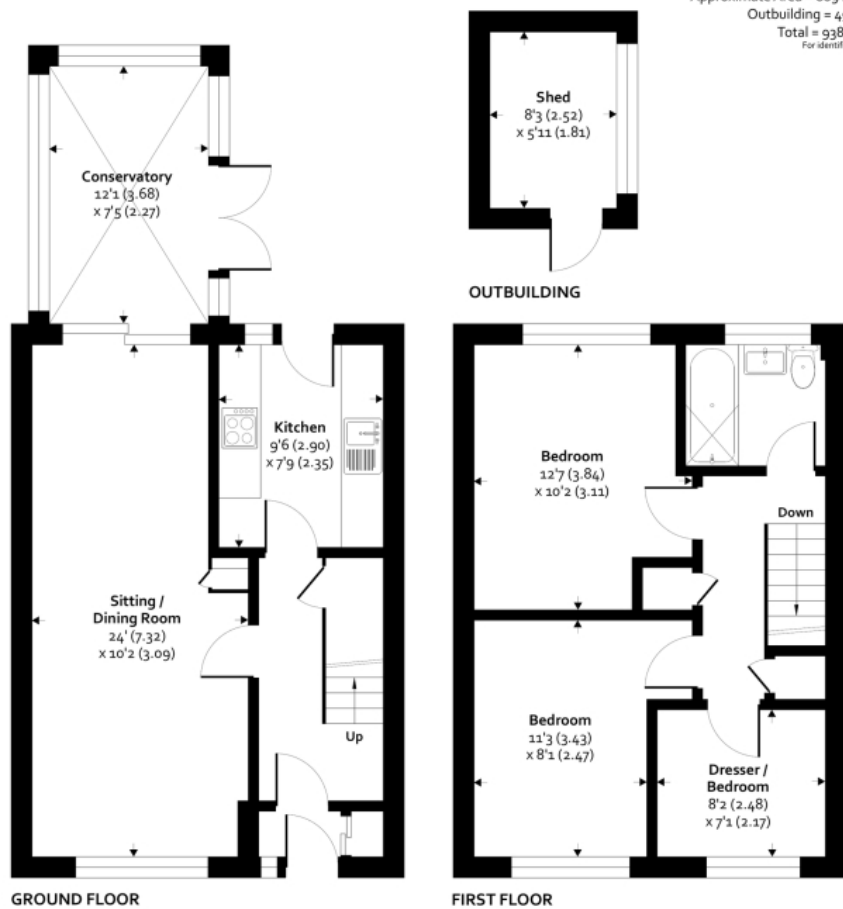




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Approximate Area = 889 sq ft / 82.6 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 938 sq ft / 87.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricshcom 2026. Produced for Green & Co. REF: 1401334



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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