

£250,000 24 Queens Row, Grove, Wantage, Oxfordshire, OX12 7FH, UK Freehold

£250,000 Queens Row, Grove

Council Tax Band B

One-bedroom semi-detached freehold home, situated in a desirable modern development in Grove. Built by the reputable David Wilson Homes, this attractive property offers an ideal opportunity for first-time buyers, investors, or those seeking a low-maintenance and energy-efficient home in a well-connected village location. The property is set back from the estate road with a private parking space to the front and benefits from side access leading to the rear garden, providing a peaceful and private outdoor space. Internally, an entrance hall leads to a convenient cloakroom, and an open-plan living and dining room that creates a warm and versatile environment for everyday living and entertaining. The modern kitchen is fitted with a range of contemporary units and integrated appliances, offering both practicality and aesthetic appeal, along with a door to the rear garden. Upstairs, the property features a well-proportioned double bedroom with built-in storage and a modern bathroom. The overall design combines contemporary style with comfort and functionality, making it an ideal home for modern living. Early viewing is strongly recommended to fully appreciate all that this delightful property has to offer.

what3words.w3w.co/mend.traps.study.

Utilities. All main services are connected. Heating Type. Gas fired central heating to radiators.

Estate Service Charge. We await the 2026 charges from the vendor.

Location. The popular village of Grove lies approximately 13 miles south-west of Oxford, where the Thames Valley meets the Berkshire Downs. The village is well positioned for commuters, with the A338 providing convenient access to the A34, M40 and M4, while mainline rail services are available from Oxford, Didcot and Swindon. Surrounded by attractive countryside and traditional farmland, Grove combines a pleasant village setting with the amenities of a thriving modern community. The village has grown considerably from its origins as a small rural settlement and today offers a good range of local shops, schools and everyday facilities. Grove is particularly well served for education, with three primary schools and a secondary school, together with an extensive network of pedestrian walkways providing convenient access around much of the village. The nearby market town of Wantage offers a wider range of shopping, leisure and recreational facilities, making Grove a well-connected and convenient place to live.



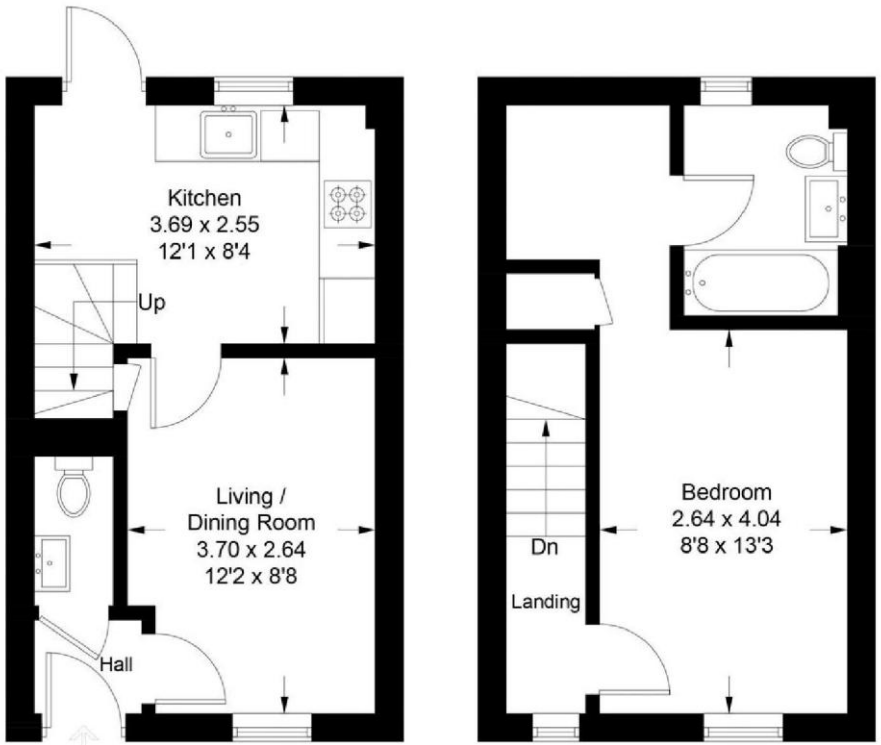




Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk

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Approximate Gross Internal Area = 47.0 sq m / 503 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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.

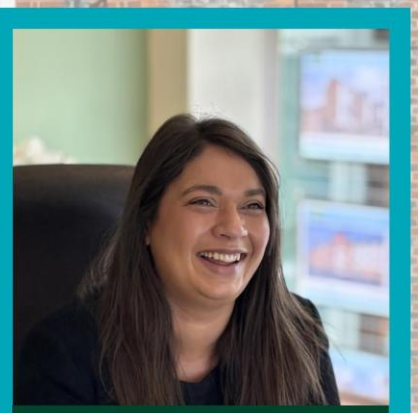
GREEN & CO



Harry Goodman
01235 773 404



James Goodman
01235 773 401



Lizzy Bissessar
01235 773 405

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