

8 Queens Row, Wantage, OX12 7FH

Offers In Excess Of £355,000

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A stunning three-bedroom semi-detached property, situated on this popular development built by Bellway Homes in 2020 and conveniently located close to a range of local shops and amenities. The property benefits from a welcoming entrance hall, a convenient cloakroom and a bright, spacious sitting room. To the rear, there is a well-appointed kitchen/dining area overlooking the garden, with double doors providing direct access to the outdoor space. The kitchen is fitted with a comprehensive range of contemporary base and eye-level units, complemented by a selection of integrated appliances, including an oven, hob, extractor hood, fridge/freezer and dishwasher. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite shower room. The accommodation is completed by a modern family bathroom. Outside the French Doors, the rear garden features an attractive patio area, with a personal door providing convenient access into the garage. The remainder of the garden is predominantly laid to lawn, complemented by well-stocked borders and an additional raised decking area to the rear of the garden creating extra space to relax and enjoy the outdoors in addition to ample space for a storage locker and BBQ equipment. Further benefits include a garage with useful loft storage, accessed via a loft ladder, and benefiting from both power and lighting, together with a spacious driveway providing off-road parking for several vehicles. Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. Driveway parking and garage. Ofcom checker indicates standard, superfast 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 not aware of any planning permissions in place which would negatively affect the property.







Key Features

- Semi detached
- Three bedrooms
- Excellent condition
- Family bathroom
- Ensuite shower room to principal bedroom
- Downstairs cloak room
- Garage with loft storage
- Driveway parking
- EPC rating B
- Council tax band C

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville 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 nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by communications with 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.9 miles) offering a fast service to London Paddington c. 40 minutes.

Approximate Gross Internal Area 864 sq ft - 80 sq m
(Excluding Garage)
Ground Floor Area 432 sq ft – 40 sq m
First Floor Area 432 sq ft – 40 sq m
Garage Area 194 sq ft – 18 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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