



2 Meteor Row, Grove, Wantage OX12 0PG  
Oxfordshire, Offers Over £411,000

Waymark

# Meteor Row, Wantage OX12 0PG

Oxfordshire

Freehold

**Well Presented Three Bedroom Detached Family Home | Beautiful Kitchen/Dining Room & Living Room | Ground Floor Cloakroom & Useful Utility Room | Three Generous Bedrooms With Ensuite & Built-In Wardrobes To Master | South Facing, Landscaped Rear Garden | Garage & Driveway Parking | Viewing Highly Recommended!**

## Description

A well presented and spacious three bedroom detached family home situated within the popular Wellington Gate development in Grove. Having been well maintained by the current owners, the property should be viewed internally to fully appreciate all that is on offer.

The light and airy accommodation briefly comprises on the ground floor of: entrance hall with cloakroom, useful utility room, living room and beautiful kitchen/dining room with 'French' doors onto the garden. The first floor consists of a generous landing with two useful built-in storage cupboards, modern family bathroom, and three good size bedrooms with built-in wardrobes and ensuite to master.

Externally, the sunny aspect, south-facing enclosed rear garden includes a large patio which is perfect for outside dining and entertaining, remainder laid to lawn with additional large decking area to the rear providing further seating. Additionally, there is a personal door into the garage. The garage and driveway is located directly on the side of the property providing off road parking.

Constructed by Persimmon Homes in 2022, the current owners purchased the property from new and there are circa 8 years remaining on the NHBC certificate. The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout.

## Location

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



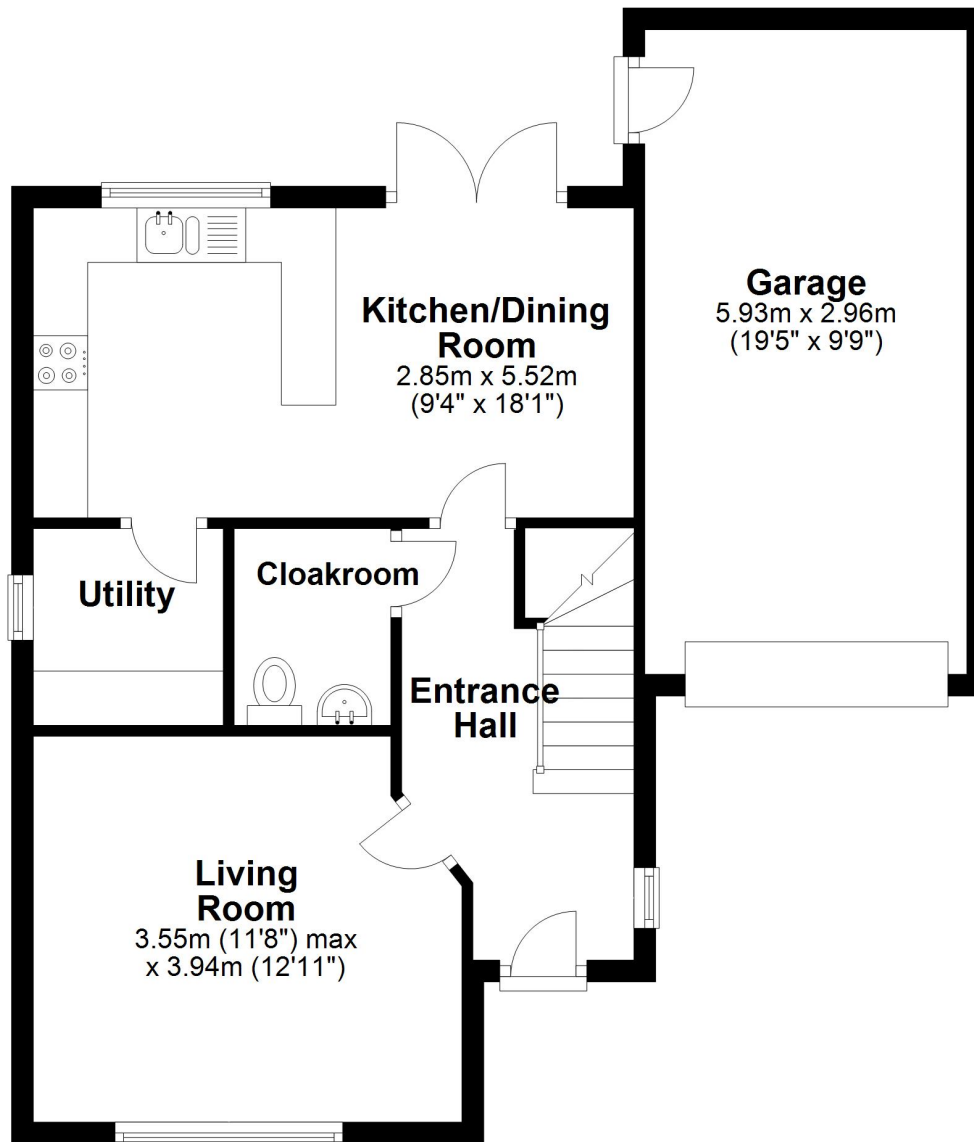
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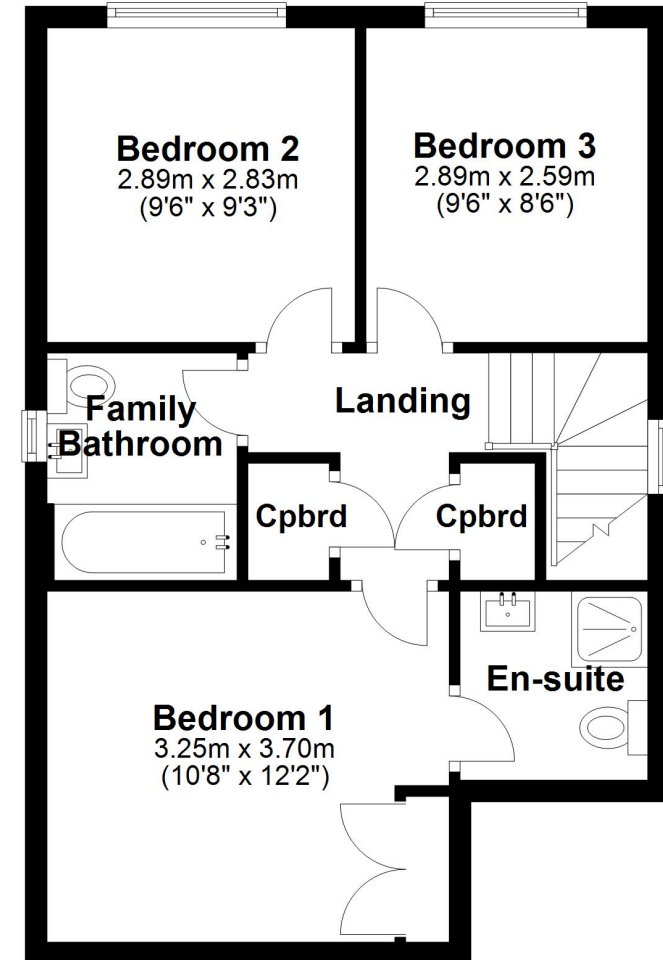
## Ground Floor

Approx. 62.1 sq. metres (667.9 sq. feet)



## First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Total area: approx. 106.0 sq. metres (1140.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

