



12 Windsor Street, Grove, Wantage OX12 0FZ  
Oxfordshire, £320,000

Waymark



# Windsor Street, Wantage OX12 0FZ

Oxfordshire  
Freehold

Three Bedroom End of Terrace Town House | Living Room & Kitchen/Dining Room With 'Quartz' Worktops | Generous Double Bedrooms With Ensuite To Master | Built To A Popular Design - Viewing Highly Advised! | Ideal First Time Buy or Investment Purchase | Popular Wellington Gate Development, Close To Amenities

**Description**

Constructed by Messrs. Persimmon Homes and built to a popular design is this three bedroom end of terrace town house situated in the popular Wellington Gate development within Grove.

The light and airy accommodation briefly comprises on the ground floor of entrance hall, cloakroom, living room with useful under stairs cupboard and kitchen/dining room complete with 'Quartz' worktops and French doors onto the lovely garden. The first floor consists of a modern family bathroom and two good size double bedrooms with recesses providing a useful space for wardrobes. The top floor boasts a small landing with built-in storage cupboard, a master bedroom with spacious ensuite.

Externally the property benefits from an enclosed landscaped rear garden which includes a patio area which is perfect for outside dining and entertaining, remainder laid to lawn bordered mature borders. Additionally there is hard standing with a shed. To the side of the property is the driveway providing off road parking for 2 cars.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a gas fired boiler and uPVC double glazing throughout. There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029.

**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:** C

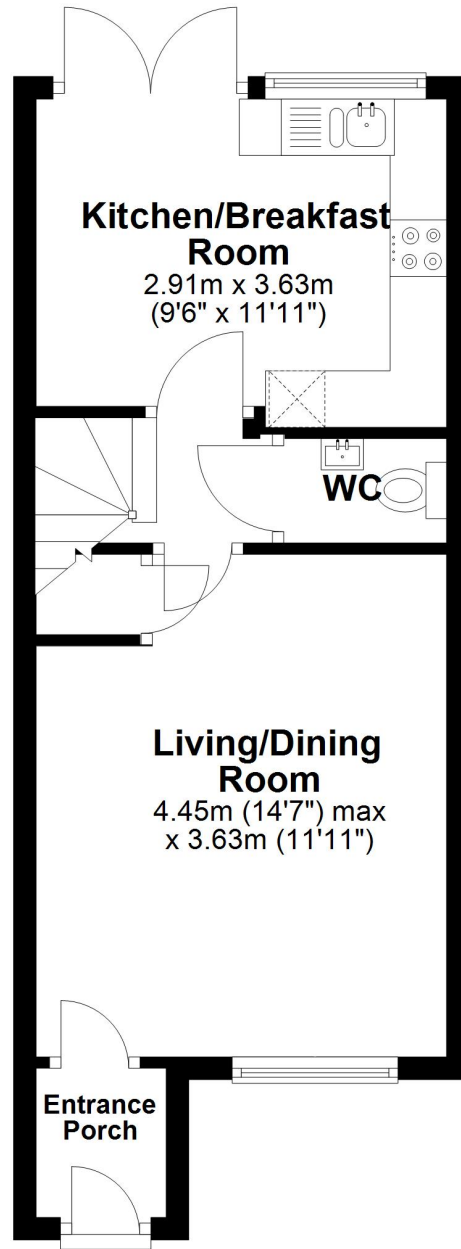


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

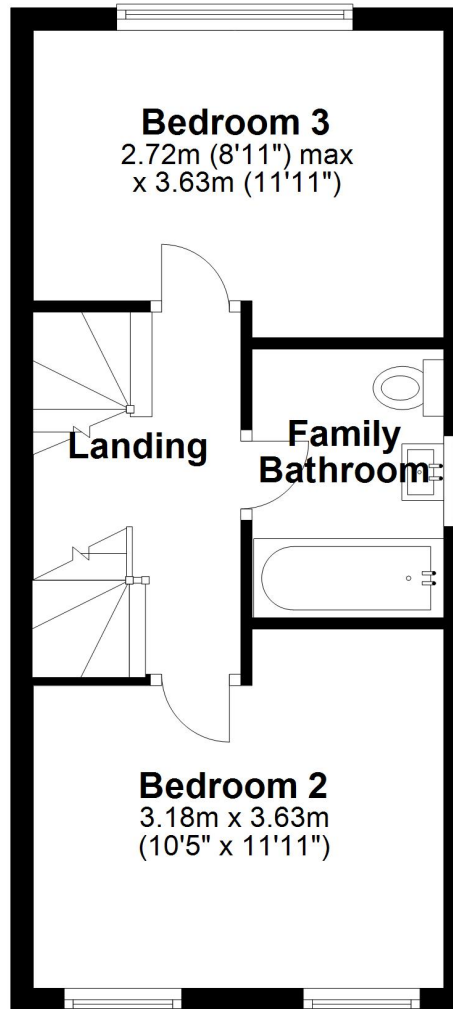
## Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



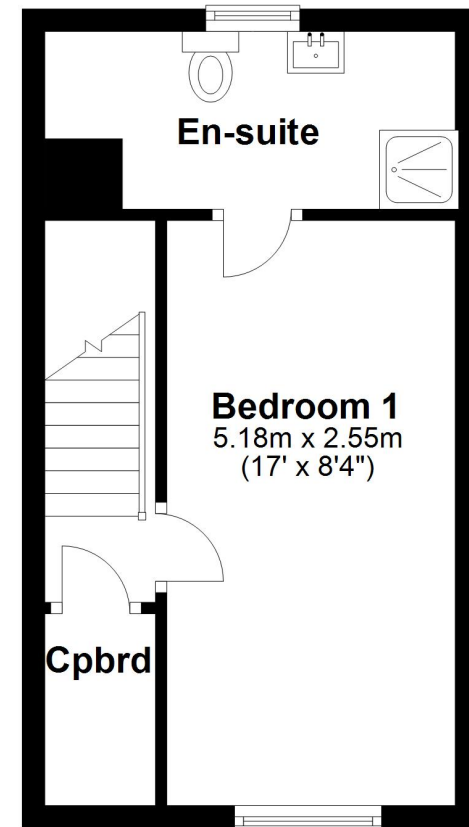
## First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



## Second Floor

Approx. 24.9 sq. metres (267.7 sq. feet)



**Total area: approx. 88.1 sq. metres (948.2 sq. feet)**

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.



