



5 Lancaster Crescent, Grove, Wantage, Oxfordshire OX12 0PJ  
Oxfordshire, Guide Price £440,000

# Lancaster Crescent, Wantage OX12 0PJ

Oxfordshire

Freehold

**Stunning 4/5 Bedroom End of Terrace Townhouse | Versatile & Adaptable Accommodation | Impressive Kitchen/Dining Room & Light and Airy Living Room | Generous Bedrooms | Balcony Boasting Beautiful Views | Good Size Landscaped Rear Garden | Maintained To An Exceptionally High Standard | No Onward Chain - Viewing Highly Advised!**

## Description

Priced to sell!!! OFFERS INVITED TO INCLUDE FURNITURE - call now to view and discuss further. Situated at the end of a crescent, is this immaculately presented 4/5 bedroom end of terrace townhouse which is offered for sale with NO ONWARD CHAIN. Having been well maintained to a show home standard, this spacious and versatile accommodation should be viewed internally to fully appreciate all there is on offer.

On entering the property, the central entrance hall gives access to the modern cloakroom, light and airy living room with 'French' doors opening onto a small enclosed lawn and the beautiful kitchen/dining room. The kitchen is complete with a range of wall and floor mounted cabinets, built-in appliances and upgraded flooring from new. The dining area boasts ample space for a large dining table and chairs, useful built-in storage cupboard and 'French' doors onto the lovely garden. The first floor consists of a landing, spacious dual aspect master bedroom with modern fitted ensuite and a family room/bedroom 2 complemented by 'French' doors opening onto a balcony providing a beautiful aspect. The top floor boasts of a landing, modern fitted family bathroom, and three generous bedrooms with 'French' doors to bedroom 3 providing further stunning views.

Externally, the well-tended and landscaped rear garden is of a good size for a property of its type. The garden is mainly laid to lawn with a large decking area which is perfect for outside seating and entertaining, bordered by patio and stone chippings to complete the look. There is rear pedestrian access leading to the garage and parking, along with an additional lawn area, which we believe could be made into a further parking space, if desired.

Furthermore, the property is situated in a lovely road within the popular Wellington Gate development, benefitting from surrounding greenery and beautiful views. The property is within distance to local bus stops, shops and schools, and only a 25 minute walk into the town centre.

Constructed by Charles Church in 2023, the current owners have enjoyed living here from new and there are circa 9 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 telephone appointment only.

## 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>	86	
(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			



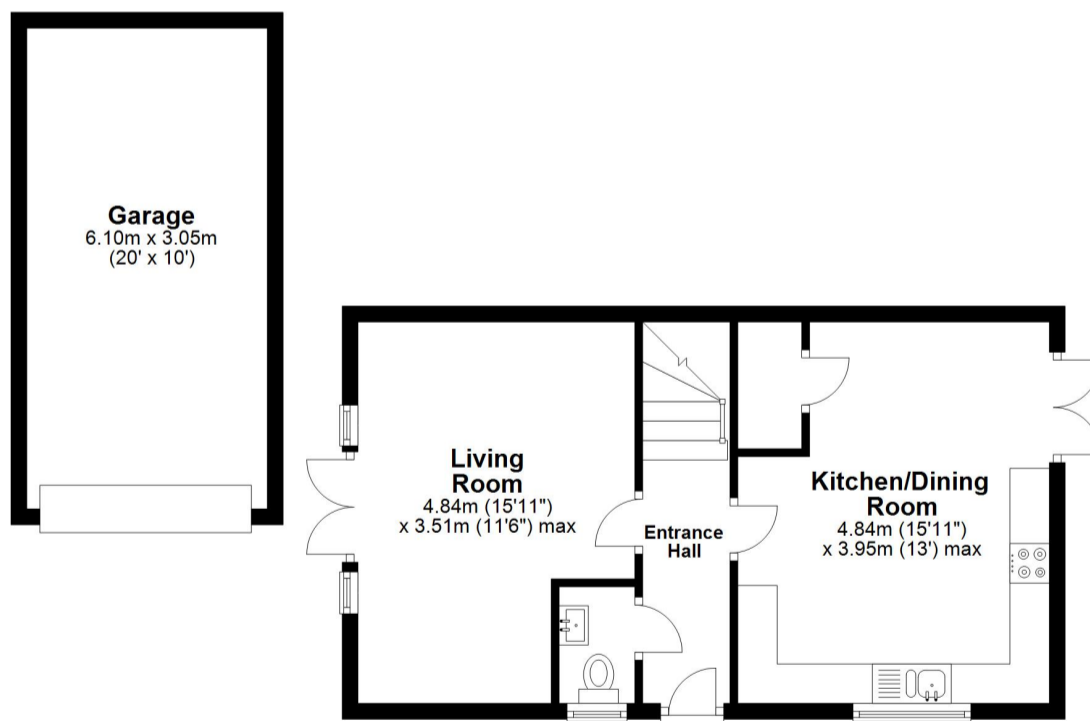
**Waymark**  
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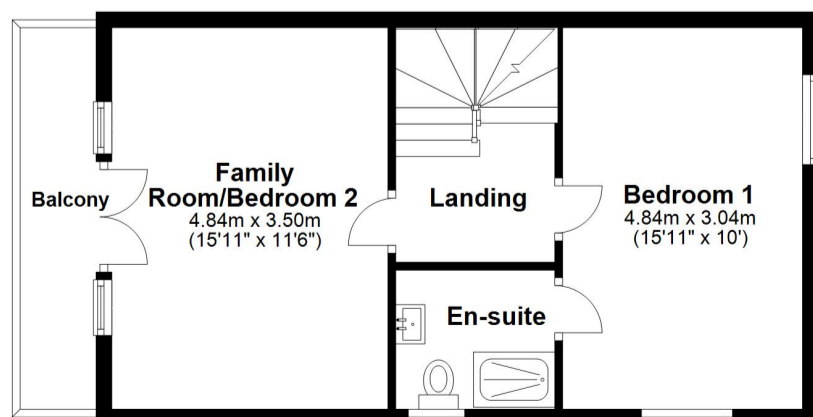
## Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



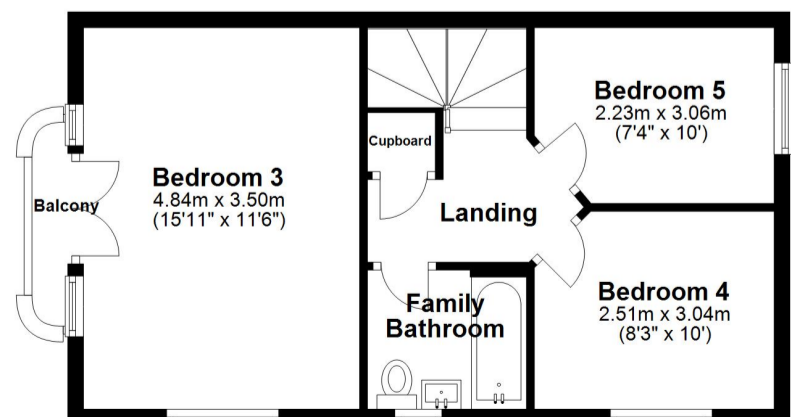
## First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



## Second Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 145.8 sq. metres (1569.2 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.