



85 Grove Street, Wantage OX12 7BH  
Oxfordshire, Offers in Excess of £325,000

Waymark



# Grove Street, Wantage OX12 7BH

## Oxfordshire

### Freehold

**Beautiful Two Bedroom Semi-Detached Town House | Living Room With Log Burner & Bespoke Built-In Cupboards | Charming Dining Room With Useful Built-In Storage | Stunning Kitchen With Built-In Appliances | Modern Family Bathroom | Generous Garden With Superb Home Office | Prime Location - Viewing Essential!**

**Description**

This beautifully presented two-bedroom semi-detached town house combines period charm with modern living, ideally located in the heart of Wantage. Boasting a generous rear garden and a home office, this unique property has been lovingly maintained by the current owners and should be viewed internally to fully appreciate the character, charm, and standout features.

The ground floor offers a warm and welcoming living room, complete with a wood-burning stove set within a charming brick surround, traditional wood panelling, and bespoke built-in cupboards with shelving. This leads seamlessly into a separate dining room, which also features a brick fireplace and useful under stairs storage, offering additional character and flexibility as a dining space or second reception. The contemporary kitchen is both stylish and functional, fitted with a built-in oven, induction hob, and integrated appliances including a fridge/freezer and dishwasher along with an integrated bin. A rear door provides direct access to the garden—ideal for outdoor entertaining or relaxing.

Upstairs, the first floor includes a generous double bedroom with built-in wardrobes and a feature fireplace, along with a family bathroom featuring a shower over the bath and modern tiling. On the second floor, a further spacious double bedroom offers excellent light and flexibility.

Outside, the enclosed rear garden is a standout feature—a good size for this central location—with ample lawn space and a superb newly built home office at the rear. Whether you're working from home, pursuing hobbies, or simply looking for extra space, this garden office adds real versatility and lends itself to a multitude of purposes.

Furthermore, the property is conveniently located within the ever sought after Market Town location of Wantage, offering easy access to shops, bus routes, local schools, and everyday amenities.

Material Information - The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.

**Location**

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

**Viewing Information**

By appointment only please.

**Local Authority**

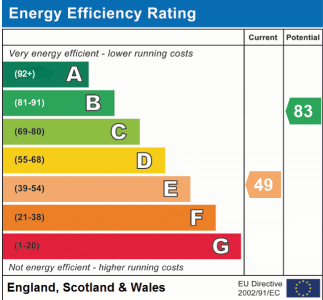
Vale of White Horse District Council.

Tax Band: C



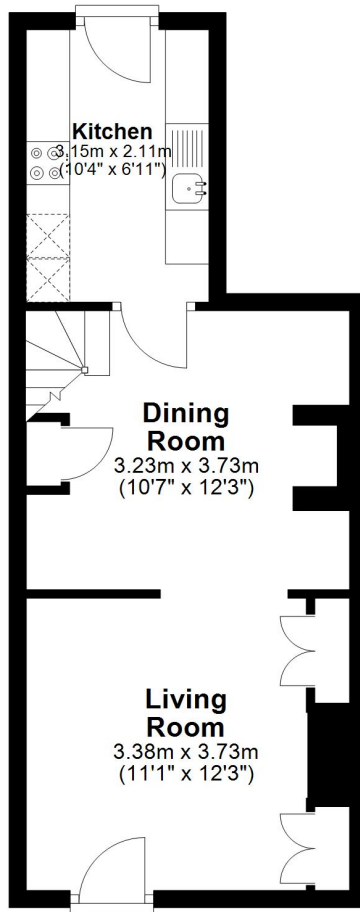
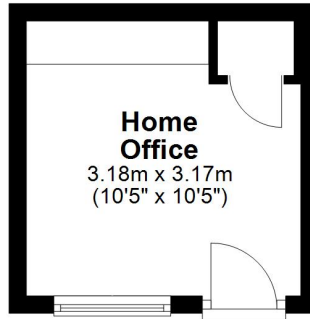
**Waymark**  
**Wantage Office**

**T: 01235 645645**  
**E: wantage@waymarkproperty.co.uk**



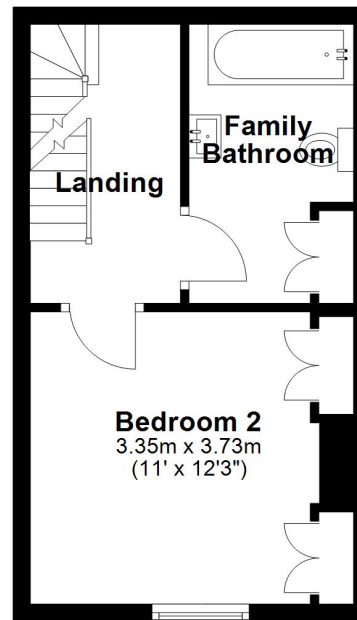
## Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



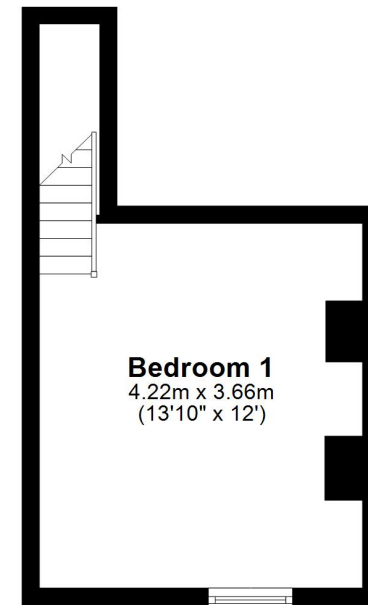
## First Floor

Approx. 24.9 sq. metres (268.3 sq. feet)



## Second Floor

Approx. 17.0 sq. metres (183.2 sq. feet)



Total area: approx. 83.9 sq. metres (903.1 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.



