



41 Kennet Close, Grove OX12 0NJ  
Oxfordshire, £278,500

Waymark



# Kennet Close, Wantage OX12 0NJ

Oxfordshire

Freehold

**Beautiful Two Bedroom Property | Ideal First Time or Investment Purchase | Light & Airy Living Room, Stunning Kitchen & Charming Conservatory | Generous Bedrooms & Built-In Wardrobe To Master | Much Improved & Well Maintained! | Popular Grove Location, Close To Amenities | Well-Tended & Beautifully Landscaped Rear Garden**

## Description

A beautiful and well presented two bedroom property which has much improved and maintained to a high standard by the current owner. Offering well balanced accommodation, private garden, TWO parking spaces and a garage, this stunning property should be viewed to fully appreciate all there is to offer.

The spacious accommodation begins with a useful entrance porch leading into a bright and airy living room. The stylish kitchen is finished to a high specification and provides a modern yet homely feel. To the rear, a charming conservatory—currently used as a tranquil reading room—enjoys lovely views over the private, well-maintained garden, creating the perfect spot for relaxation.

Upstairs, the landing houses a convenient airing cupboard offering additional storage. There are two generously sized bedrooms, with the master bedroom benefiting from a large built-in over-stairs storage cupboard. The modern bathroom has been recently updated and boasts a sleek, contemporary suite.

Externally, the home boasts a beautifully landscaped rear garden enjoying an easterly aspect, complete with rear pedestrian access. Impressively, the property includes a private parking space directly in front of the home, as well as a garage located in a block of two with an additional parking space in front of it, providing ample off-road parking.

Furthermore, the property is situated within a pleasant no through road in the popular location of Grove, close to local amenities.

Material Information - The property is freehold, connected to mains water,

electricity, gas and drainage. The property is heated via a gas fired boiler has been replaced within the last 5 years and there is 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: B



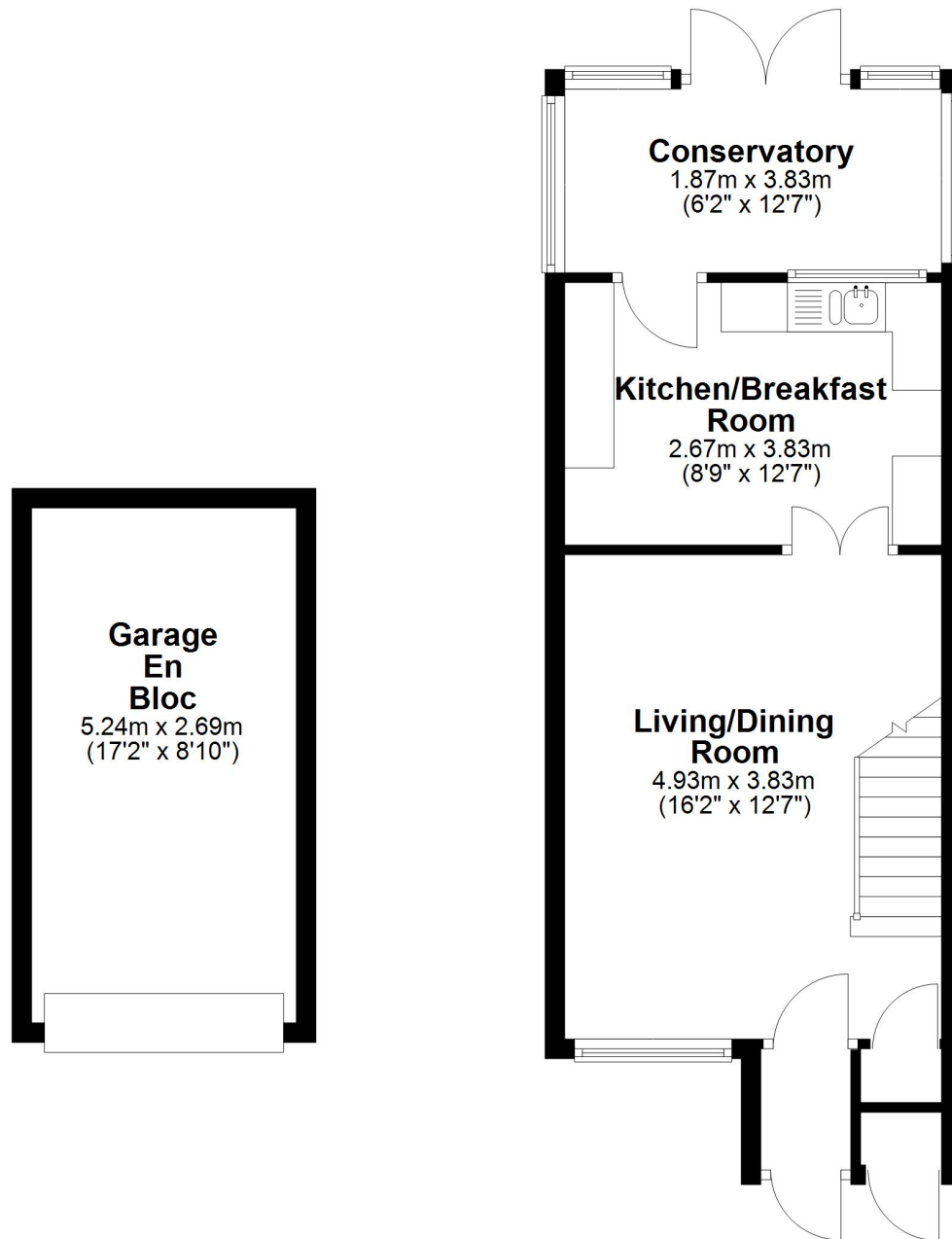
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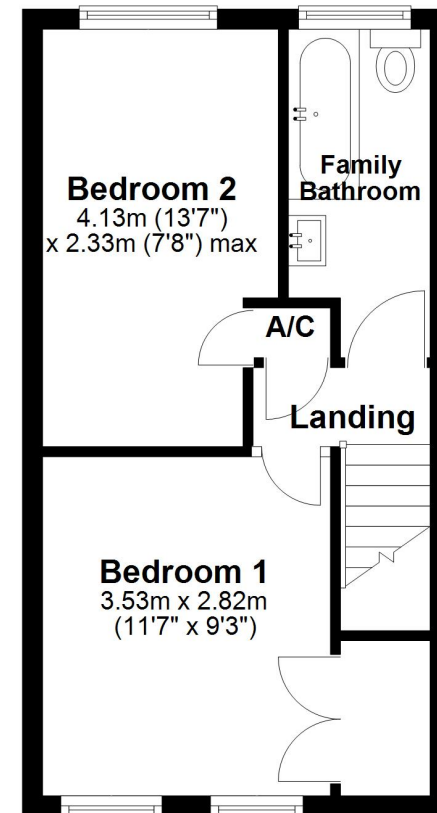
## Ground Floor

Approx. 53.5 sq. metres (575.6 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



**Total area: approx. 82.9 sq. metres (892.7 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.

