



41 Rooks End, Grove, Wantage OX12 7FD
Oxfordshire, £368,500

Waymark

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Oxfordshire

Freehold

Immaculately Presented Three Bedroom Semi-Detached Home | Modern Family Bathroom, Ensuite To Master & Ground Floor Cloakroom | Spacious Living Room & Stunning Kitchen/Dining Room | Built-In Wardrobes To Bedrooms 1 & 2 | Larger Than Average & South Facing Rear Garden | Driveway Parking For 2 Cars Under Carport | No Chain - Viewing Highly Advised!

Description

Constructed in 2018 by Bellway Homes and subsequently improved and well maintained, this beautifully presented property is offered for sale with NO ONWARD CHAIN. Enjoying modern living throughout, ample parking, and a generous south facing rear garden, the home is ideally positioned close to local shops and amenities and should be viewed internally to fully appreciate.

The accommodation begins with an entrance hall featuring a contemporary cloakroom, with a door opening into the generous sitting room. To the rear, a bright kitchen/dining room spans the full width of the property and features integrated appliances, an oven, and double doors opening onto the garden, perfect for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from a modern ensuite shower room and a fitted wardrobe, while the second bedroom also includes fitted wardrobes. A modern family bathroom completes the first floor.

Outside, the south facing rear garden is a particular highlight, offering an excellent size for a property of this type. It is mainly laid to lawn and features a apple tree, a large patio area ideal for outdoor dining and relaxation, and a good-sized shed providing useful storage. Directly to the side of the property is a long driveway under a carport which provides parking for multiple vehicles, with side access leading to the garden.

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

throughout. There are NO management fees on this development.

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

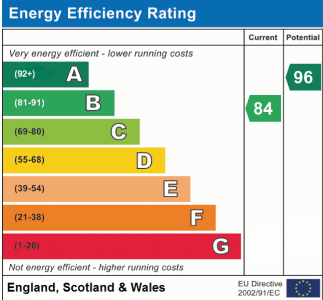
Vale of White Horse District Council.

Tax Band: C



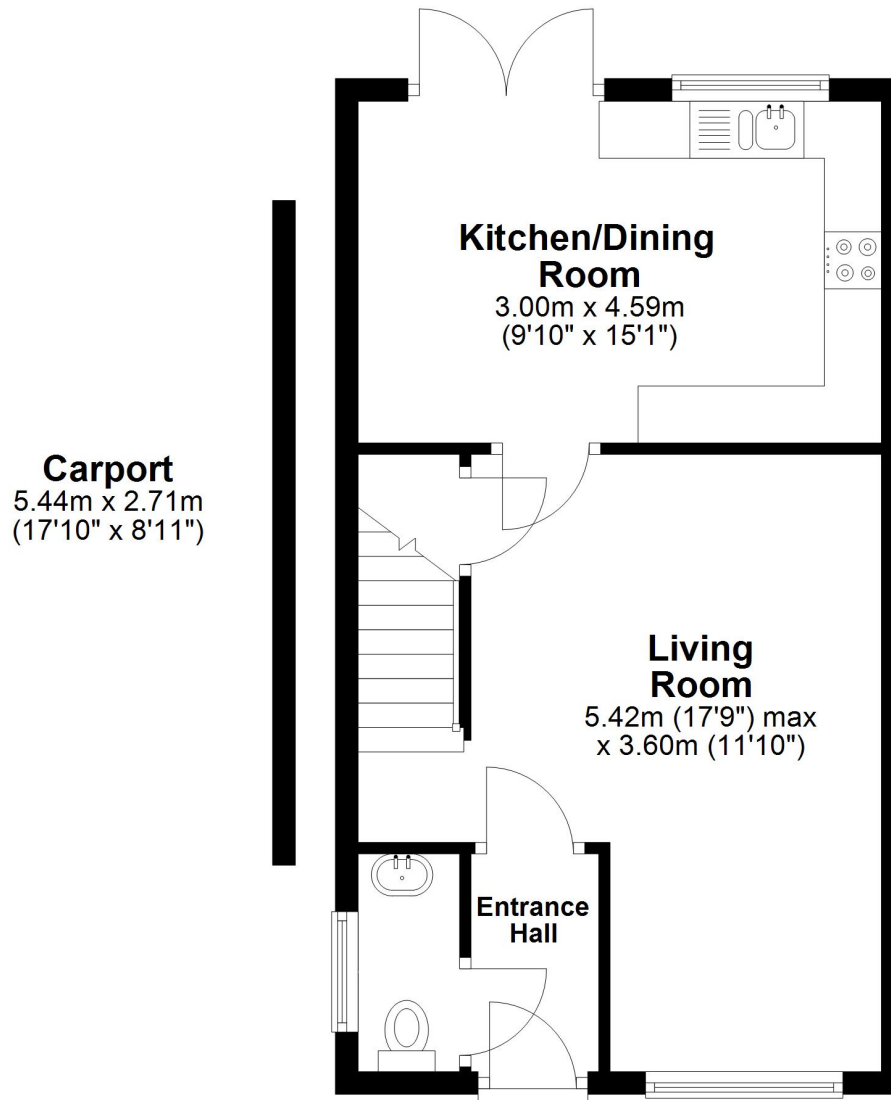
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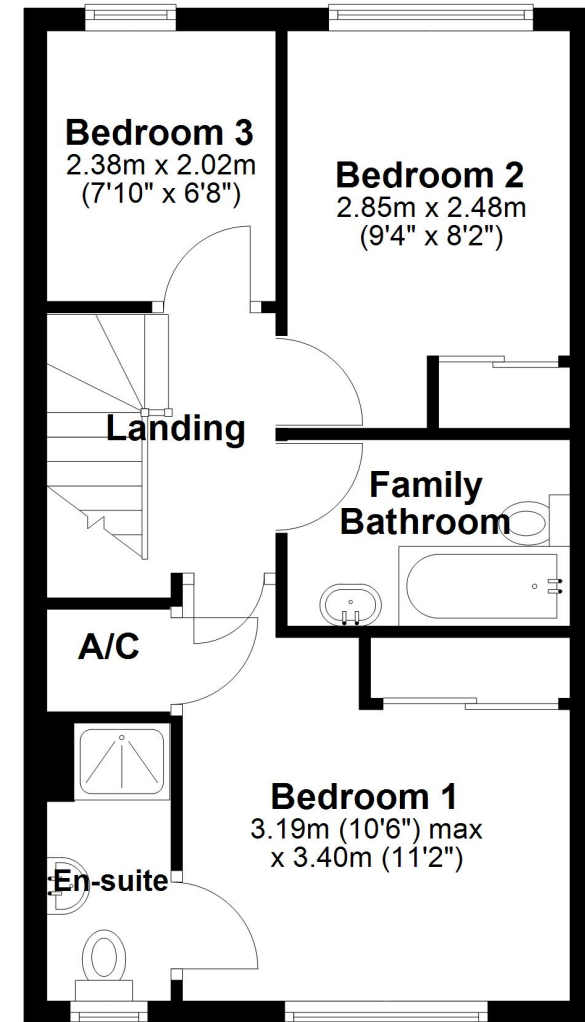
Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

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.

