



17 VICKERS WAY GROVE, OX12 0GZ

£355,000
FREEHOLD

This 2022-built, three-bedroom semi-detached home by Persimmon Homes offers modern family living in a superbly connected location. The property features a south-facing garden, nine solar panels generating 410 W each and a 6.5kW battery in the loft, and a newly constructed lean-to extension, combining sustainability with comfort. Inside, the ground floor comprises an entrance hall with a cloakroom, leading into a bright and spacious living room with a window to the front aspect and stairs to the first floor. The kitchen/dining room is equipped with integrated appliances and patio doors leading to the rear garden. Upstairs, the master bedroom boasts an en-suite shower room, while the remaining two bedrooms share a family bathroom. The front of the property provides off-street parking, and the landscaped rear garden is mainly laid to lawn with a patio area, ideal for entertaining. Situated approximately 1.5 miles north of Wantage, Grove offers a range of local amenities, including primary schools, parks, shops, and public houses. The property is well-connected by road, with access to the A34, and Didcot Parkway railway station is approximately 9 miles away, offering a fast service to London Paddington. This home presents an excellent opportunity for families seeking a modern, energy-efficient property in a thriving community.

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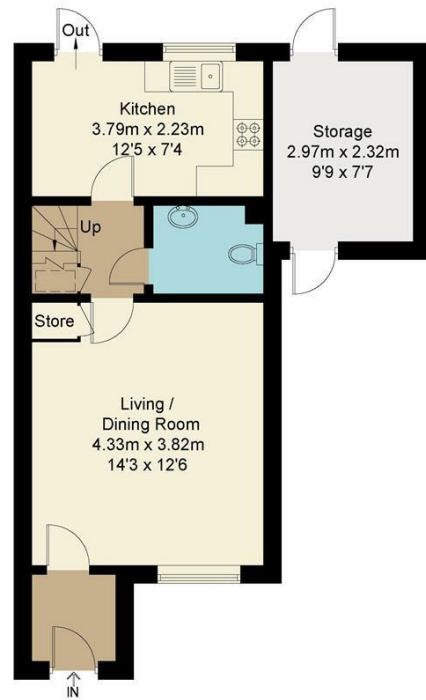


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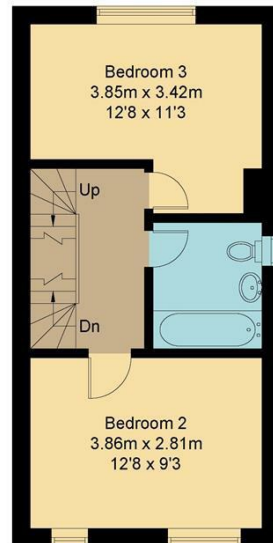
Vickers Way, OX12

Approximate Gross Internal Area = 100.90 sq m / 1086 sq ft
For identification only - Not to scale

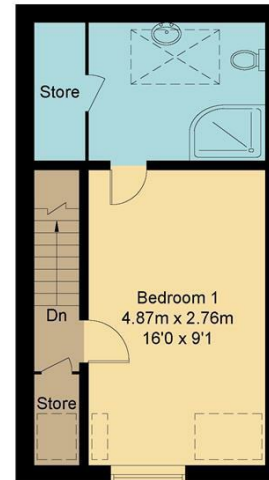
 = Restricted Head Height



Ground Floor



First Floor




Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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