



GREEN &
CO



£269,950 20 Windsor Street, Grove, Wantage, Oxfordshire, OX12 0FZ, UK

Freehold



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£269,950 Windsor Street, Grove

Council Tax Band B

A well-presented modern two-bedroom semi-detached home, ideally positioned within a popular residential area and conveniently located close to local schools and everyday amenities. The contemporary accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a stylish fitted kitchen with integral appliances, and an open-plan sitting/dining room with doors opening directly onto the rear garden, perfect for both relaxing and entertaining. A convenient cloakroom with W.C completes the ground floor. Upstairs, the property offers two generous double bedrooms and a superbly appointed family bathroom finished to a high standard. Externally, the home benefits from a fully enclosed, low-maintenance rear garden ideal for outdoor enjoyment, along with two allocated parking spaces to the front.

what3words. [w3w.co/reinvest.outhouse.croaking](https://www.what3words.com/reinvest.outhouse.croaking).

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. Estate Rent Fee of £134.16 and Estate Service Charge of £103.96. We have been informed that the Service Charge is not payable until the estate reaches completion in 4/5 years.

Location. The village of Grove lays approx. 13 miles south-west of Oxford where the



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Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

Other Material Information. Brick and timber frame construction. Planning Permission has been granted for 1500 dwellings and associated infrastructure on the Grove Airfield and thereabouts.

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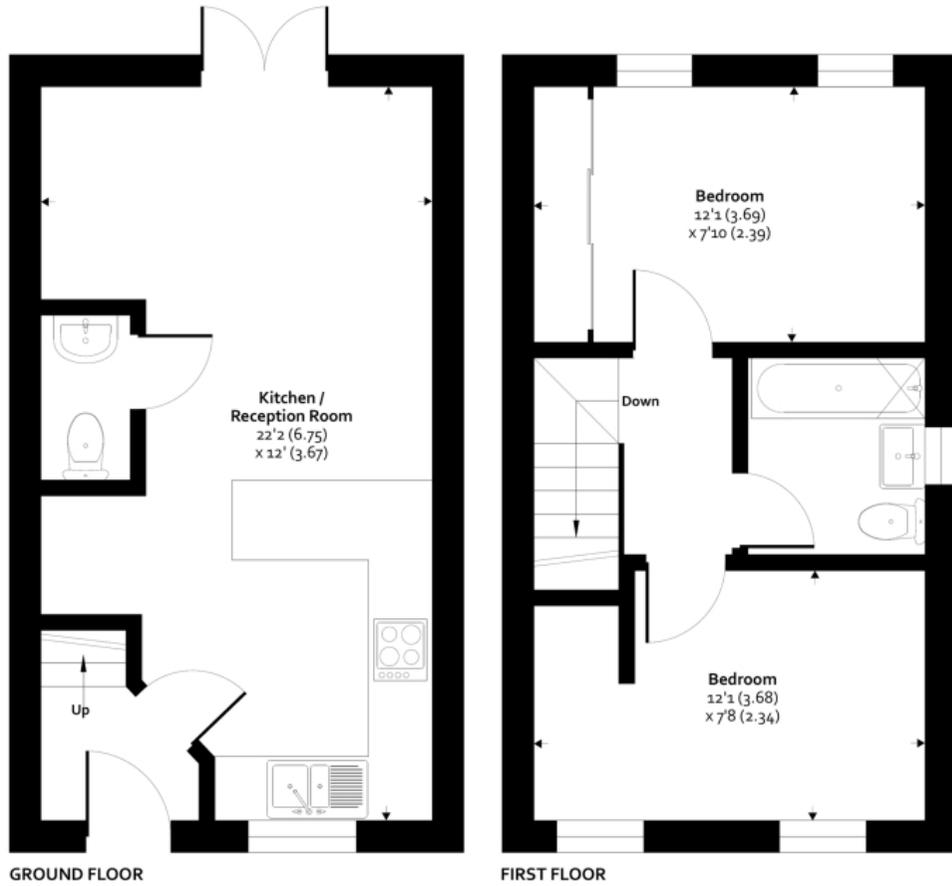




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Approximate Area = 546 sq ft / 50.7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rishcom 2026. Produced for Green & Co. REF: 1418892



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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