



Whitworth Way, Grove

Wantage

# Whitworth Way

## Grove, Wantage

Constructed in 2024 by award-winning developer Persimmon Homes, this beautifully presented four double bedroom semi-detached home enjoys a prime position on the edge of this sought-after development, benefiting from far-reaching views and a peaceful outlook over the balancing pond. The thoughtfully designed Penrith house type offers contemporary, well-maintained accommodation extending to over 1,100 sq ft, ideal for modern family living.

A welcoming entrance hall with a convenient cloakroom leads into the dual-aspect, fully fitted kitchen / dining room, providing an excellent space for everyday meals and entertaining. To the rear of the property, the comfortable living room enjoys a bright aspect and features double doors opening directly onto the garden.

The first floor hosts three well-proportioned double bedrooms, a stylish family bathroom, and useful additional storage. The impressive 22 ft principal bedroom occupies the top floor, complete with a sleek en-suite shower room and built-in wardrobe cupboards.

Outside, the property benefits from a generous rear garden, driveway parking, and gated side access to the garage, which is equipped with light, power, and a personnel door into the garden. With a high energy-efficiency rating and a HIVE-controlled heating system, the home combines modern comfort with sustainability. Situated close to new schooling and local amenities within the development, this is an exceptional opportunity to acquire a modern family home in a highly desirable location.





## Whitworth Way

Grove, Wantage

- Beautifully presented four-bedroom semi-detached home, constructed in 2024 by award-winning developer Persimmon Homes
- Prime position on the edge of this desirable development, offering far-reaching views
- Thoughtfully designed Penrith house type with contemporary, well-maintained accommodation extending to over 1,100 sq ft
- Generous rear garden with driveway parking and gated side access to the garage with light and power
- High energy-efficiency rating with HIVE-controlled central heating system
- Welcoming entrance hall leading to a dual-aspect, fully-fitted kitchen/dining room
- Comfortable rear-aspect living room with double doors opening onto the garden
- The first floor offers three well-proportioned bedrooms, a stylish family bathroom, and additional storage
- Impressive 22 ft principal bedroom featuring a stylish en-suite shower room and built-in wardrobes occupying the whole of the second floor
- Garage equipped with light, power, and a personnel door to the garden











# Whitworth Way, OX12

Approximate Gross Internal Area = 112.10 sq m / 1207 sq ft

Garage = 17.40 sq m / 187 sq ft

Total = 129.50 sq m / 1394 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)

Not to scale, for illustration and layout purposes only.  
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