

CHARLES BARTLETT
RESIDENTIAL

2 Tozer Way

Grove, Wantage, OX12 0PQ

Offers in excess of £475,000

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A beautifully appointed four-bedroom family home where contemporary design, versatile living and an exceptional landscaped garden come together.

Built in 2023 and situated within the sought-after Wellington Gate development, this impressive detached home offers far more than its attractive exterior first suggests.

A welcoming entrance hall introduces a home thoughtfully designed for modern family life, with two separate reception rooms offering the flexibility to entertain, relax, work from home or create a dedicated children's playroom.

At the heart of the home lies the impressive open-plan kitchen and dining room, featuring contemporary cabinetry, quartz worktops, integrated appliances and two sets of French doors opening onto the garden, effortlessly connecting everyday living with outdoor entertaining. A separate utility area with direct access to the driveway adds valuable practicality.

Upstairs, four generously proportioned double bedrooms provide comfortable family accommodation. The master bedroom enjoys its own en-suite shower room, while a beautifully finished family bathroom, featuring both a bath and separate shower,

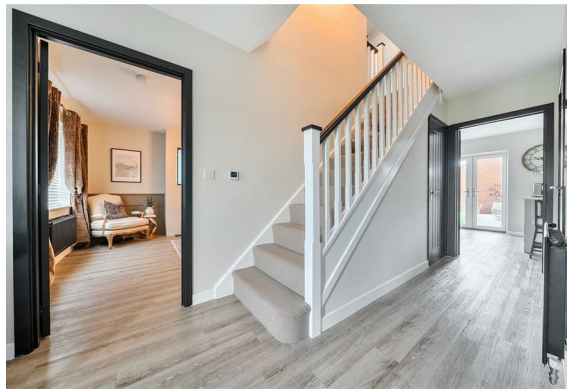
























serves the remaining bedrooms.

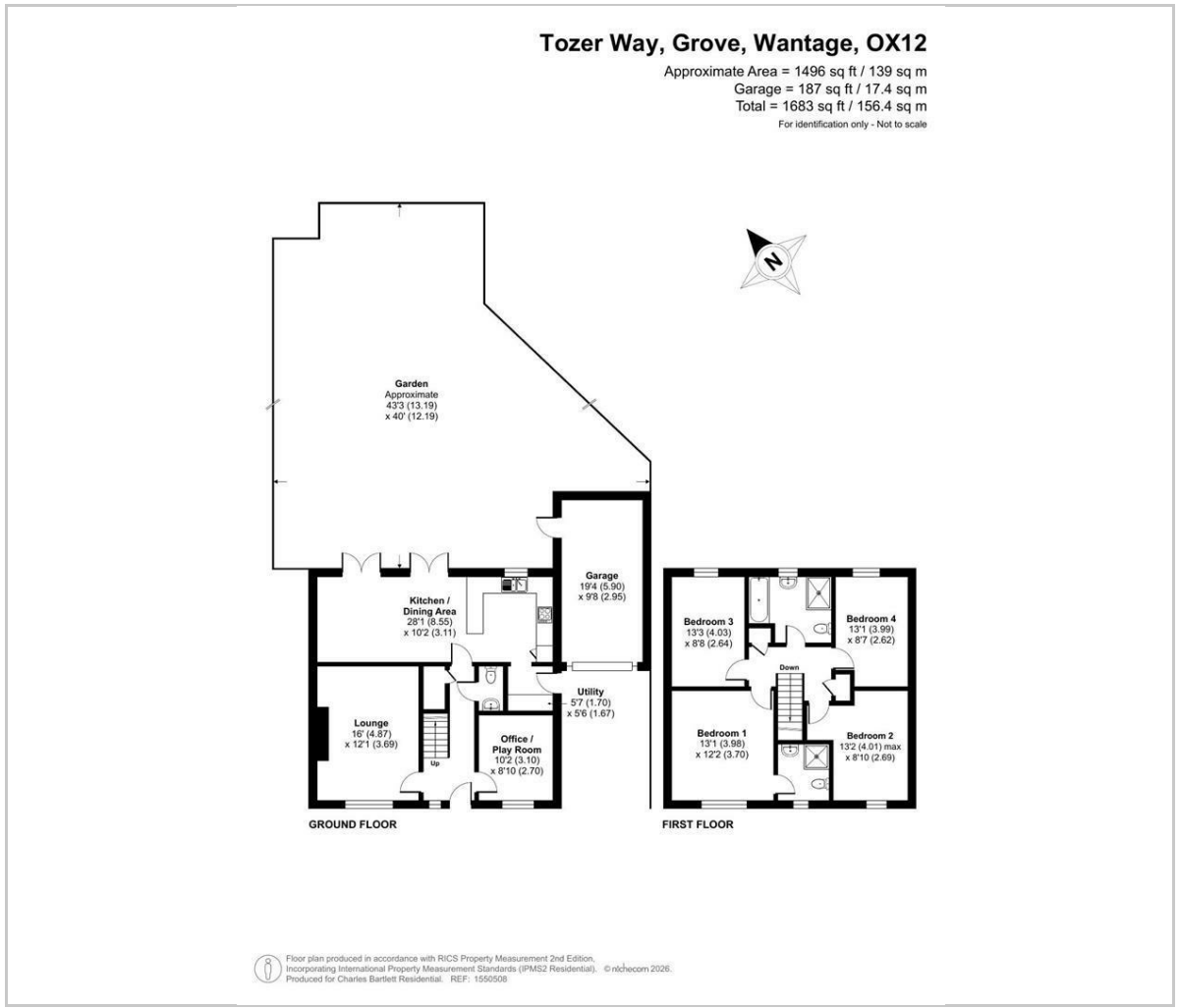
Outside is where this home truly distinguishes itself. The thoughtfully landscaped rear garden has been transformed into a superb extension of the living space, featuring an expansive entertaining terrace, low-maintenance artificial lawn, established planting and an additional seating area, creating wonderful spaces to enjoy throughout the day.

A private driveway and garage complete this exceptional family home.

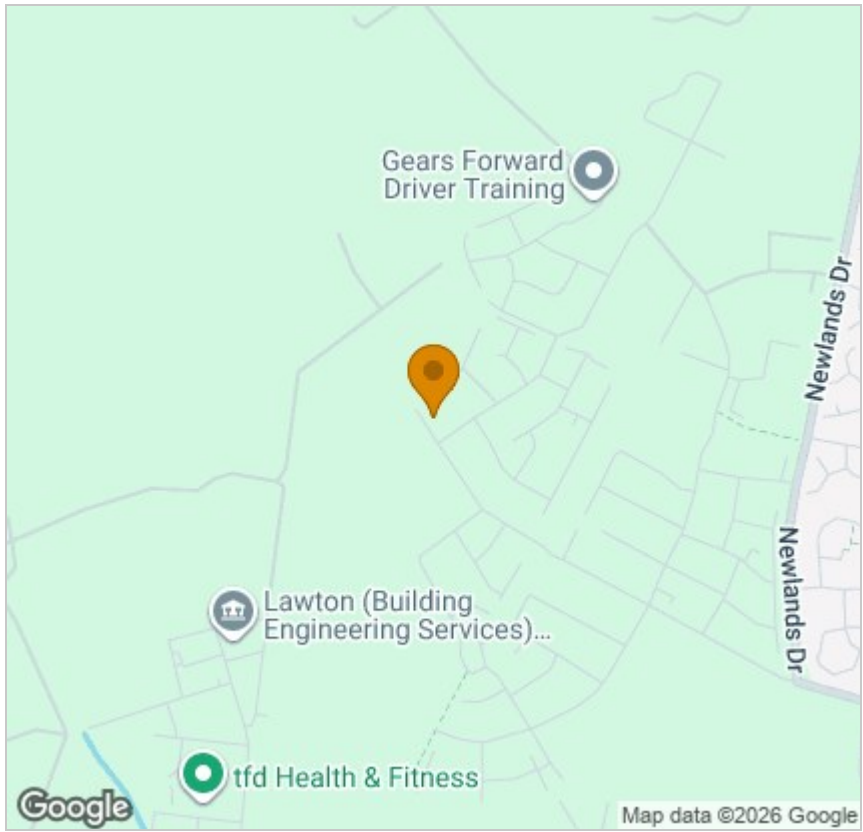
Within easy reach of Grove's local amenities, schools and the historic market town of Wantage, the property combines modern convenience with excellent access to the surrounding Oxfordshire countryside and wider transport network.

A home designed not simply to be lived in, but to be enjoyed.

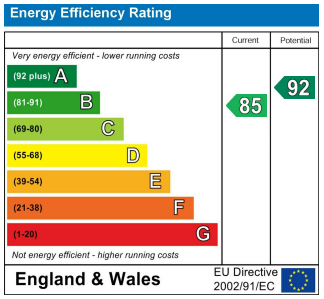
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551
if you wish to arrange a viewing appointment for this property or require further information.

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