

CRABHILL
WANTAGE





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Once Kingsgrove is complete, the 227-acre development will include new sports pitches, open green space, community allotments, a new primary school, pub/restaurant and shops, all set around an attractive central park.

THE Edwena Plot 92



3 bedroom detached home



SINGLE GARAGE AND 2 PARKING SPACES

CRABHILL

Crabhill at Kingsgrove, Charlton Court, Reading Road,
Wantage OX12 8HT



A bold detached home with open plan kitchen-diner and living space and separate laundry cupboard. Enjoy three well-sized bedrooms and lots of extra storage space.

WITH FEATURES WE LOVE

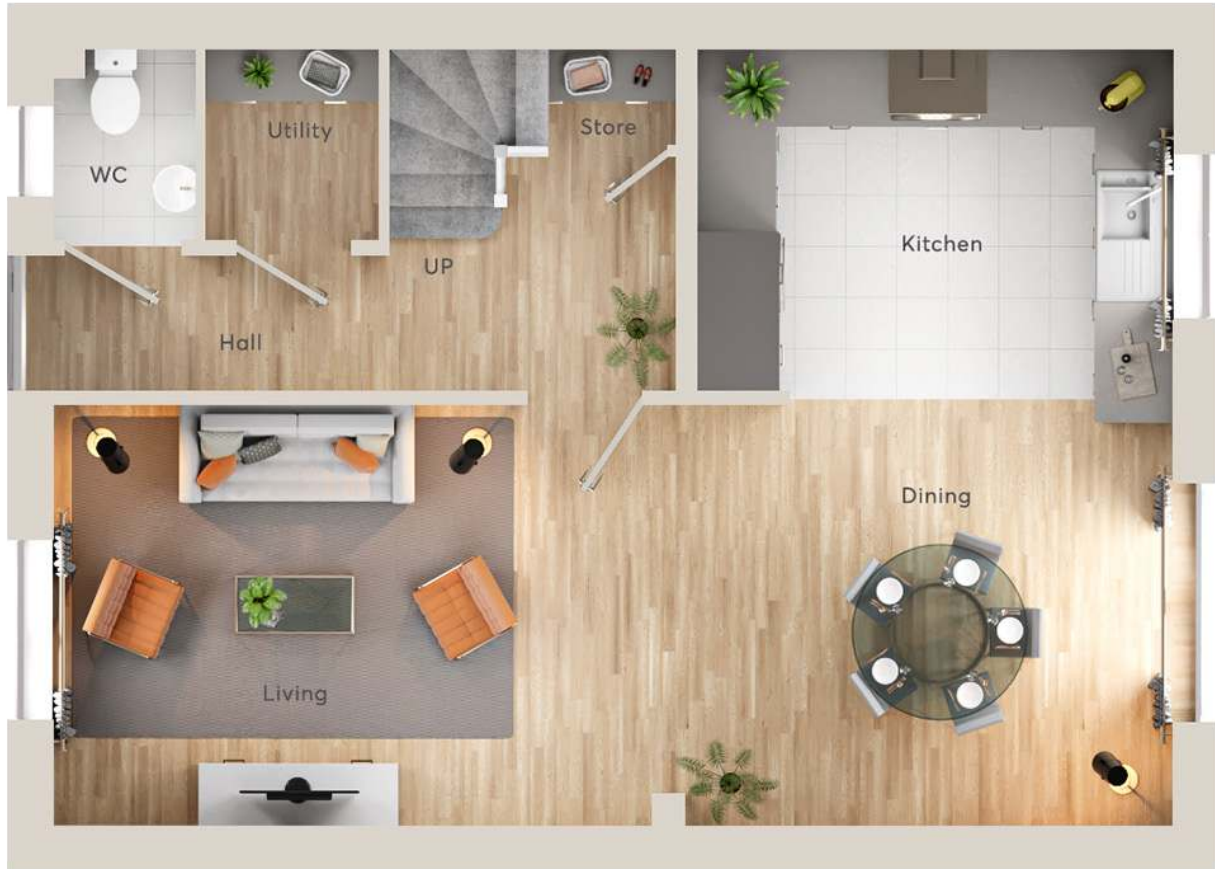
- Open plan kitchen/dining room/living with integrated appliances and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe and en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

CRABHILL WANTAGE

Perfectly located for growing families, Kingsgrove is within walking distance to schools such as Charlton Primary School, King Alfred's Academy, and Icknield Secondary School.



FLOORPLANS



GROUND FLOOR

Living Room	10'3" x 15'11"	3.13m x 4.85m
Kitchen/Dining	19'1" x 11'3"	5.81m x 3.43m
Laundry	4'9" x 3'5"	1.45m x 1.30m
Cloakroom	4'9" x 3'5"	1.45m x 1.05m

FLOORPLANS



FIRST FLOOR

Bedroom 1	14'10" x 7'11"	4.52m x 2.42m
En-suite	8'0" x 3'11"	2.44m x 1.20m
Bedroom 2	10'2" x 11'5"	3.10m x 3.48m
Bedroom 3	11'6" x 7'6"	3.50m x 2.28m
Bathroom	7'9" x 6'4"	2.37m x 1.94m

Important Notice

3D interactive site plan, 3D floorplans, CGI images and development layout is indicative only and subject to change. External finishes, materials, layouts, window positions and internal features may vary and 'upgrades and extras' may be shown. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Sales Consultant or Selling Agent.