

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 Garnet Plot 93



4 bedroom detached home



SINGLE GARAGE AND 2 PARKING SPACES

CRABHILL

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



This iconic architectural home features and impressive floor-to-ceiling window on the first-floor landing, providing the ultimate bright, open space, perfect for a study or an at-home office.

WITH FEATURES WE LOVE

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- 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	20'11" x 10'7"	6.38m x 3.23m
Family Room	11'8" x 10'1"	3.56m x 3.07m
Kitchen/Dining	18'4" x 11'2"	5.59m x 3.41m
Laundry Room	7'1" x 5'6"	2.16m x 1.69m
Cloakroom	5'6" x 4'4"	1.69m x 1.31m

FLOORPLANS



FIRST FLOOR

Bedroom 1	11'7" x 11'5"	3.53m x 3.48m
En-suite	6'5" x 4'11"	1.95m x 1.51m
Bedroom 2	10'9" x 10'1"	3.29m x 3.08m
Bedroom 3	10'8" x 10'6"	3.26m x 3.21m
Bedroom 4	10'5" x 8'9"	3.16m x 2.68m
Bathroom	9'3" x 6'11"	2.82m x 2.10m
Wardrobe	4'11" x 4'10"	1.51m x 1.47m

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.