



DOUGLAS & SIMMONS



32, Woodgate Close, Grove  
Wantage, Oxfordshire

Guide Price £350,000 Freehold

This four bedroom detached family home is offered for sale with the benefit of no ongoing chain. Situated in the centre of Grove, close to shops and primary schools. The property is in need of some updating, but has potential to be a modern and spacious family home.

- Detached • 4 Bedrooms • End of chain • Detached garage • Driveway parking • Potential to update • Downstairs WC



## LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

## DESCRIPTION

This four bedroom detached family home is offered for sale with the benefit of no ongoing chain. Situated in the centre of Grove, close to shops and primary schools. The property is in need of some updating, but has potential to be a modern and spacious family home.

Major features include a large, separate sitting room and dining room backing onto the rear garden as well as a kitchen, spacious entrance hall and downstairs WC.

To the first floor, there are four good sized bedrooms, three doubles and one single and a family bathroom. The property also benefits from gardens to front and rear with a driveway leading down the side of the property to the detached garage.

## Services

Gas Central Heating

All mains services connected.

## EER-D

## FLOOR AREA

1291.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E





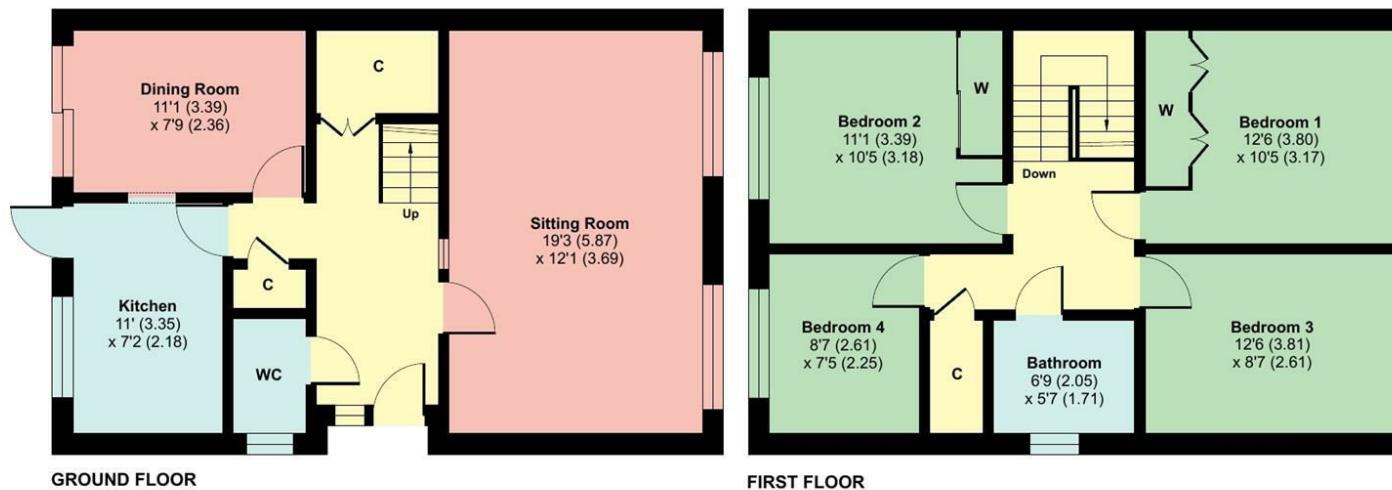
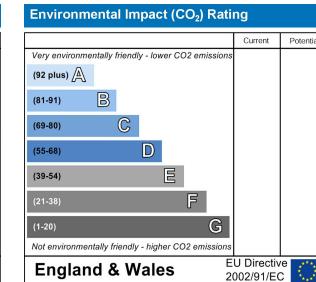
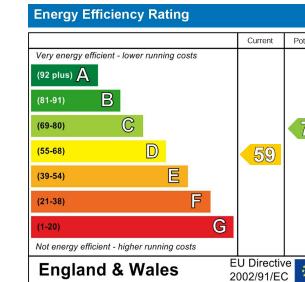
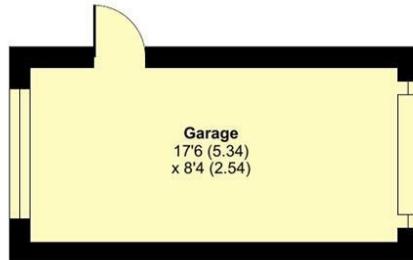
# Woodgate Close, Wantage, OX12 0NF

Approximate Area = 1145 sq ft / 106.4 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Viewing strictly by appointment with the agents  
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#### 25 Market Place

Wantage

Oxfordshire

OX12 8AE

Tel: 01235 766222

email: [sales@douglasandsimmons.co.uk](mailto:sales@douglasandsimmons.co.uk)

[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

#### 26 Market Place

Wantage

Oxfordshire

OX12 8AE

Tel: 01235 766222

email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)

[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1