



DOUGLAS & SIMMONS



21, Bosleys Orchard, Grove
Wantage, Oxfordshire

21 Bosleys Orchard, Grove, Wantage, Oxfordshire, OX12 7JR

Guide Price £380,000 Freehold

Nestled in the charming Bosleys Orchard, Old Grove, with a delightful outlook over an open green, this 3 bed semi-detached house is a rare find, coming to the market for only the second time since its construction in the early 1970s.

- 3 bedrooms • Double length garage • Off road parking • Rear garden • Downstairs WC • Sought after area of Grove • Living Room • Garden Room • Potential to extend. STPP



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

Nestled in the charming Bosleys Orchard, Old Grove area, Wantage, this delightful semi-detached house is a rare find, coming to the market for only the second time since its construction in the 1970s. Having been our client's home since 1972.

The house features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, with a comfortable sitting room and a spacious dining room that flows seamlessly into the garden room. This extension enhances the living space, allowing for an abundance of natural light and a picturesque view of the mature rear garden.

The property is situated in a sought-after area of old Grove, offering a delightful outlook over a green, creating a peaceful and serene environment. Local amenities are conveniently close, ensuring that everything you need is within easy reach.

In addition to its charming interior, the house includes an attached double-length garage, providing valuable storage or parking space. There is also potential for further extension, subject to planning permission, allowing you to tailor the home to your specific needs.

This mature home, with its blend of character and modern convenience, presents a wonderful opportunity for prospective buyers. Whether you are looking to settle down in a friendly community or seeking a property with room to grow, this house in Bosleys Orchard is not to be missed.

EER-C.

FLOOR AREA

1190.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND C



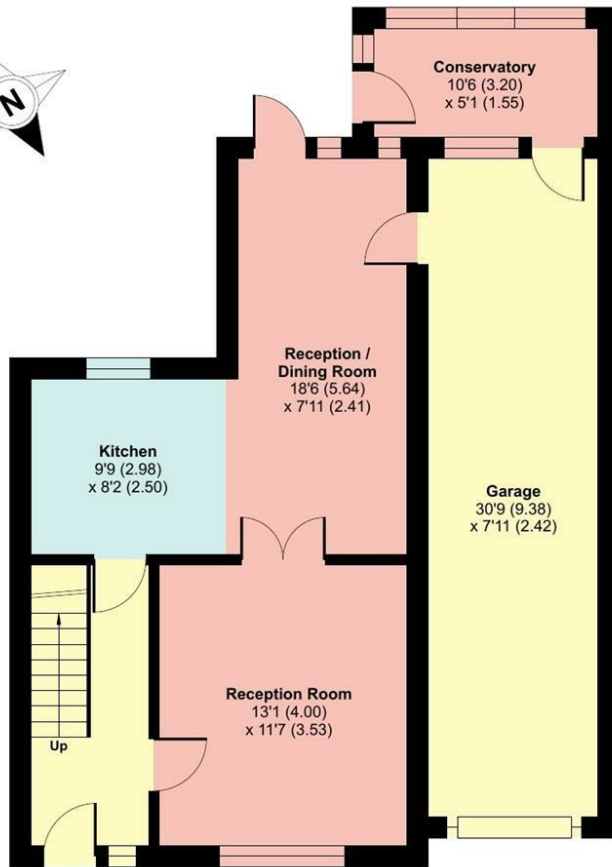
Bosleys Orchard, Wantage, OX12

Approximate Area = 946 sq ft / 87.9 sq m

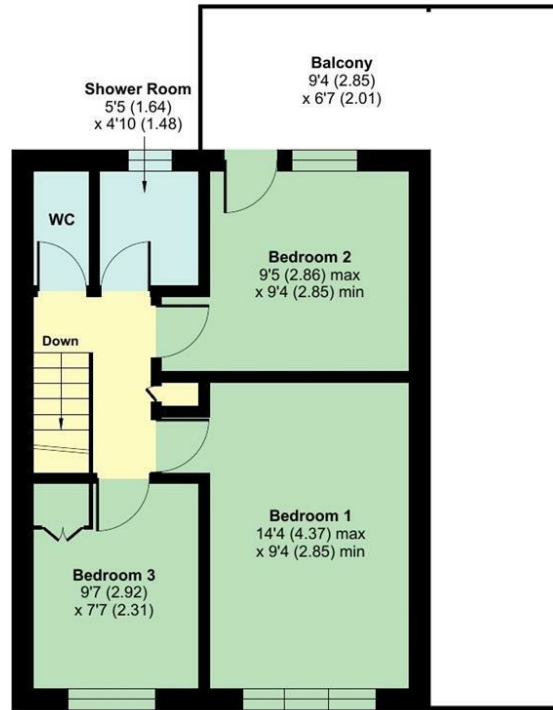
Garage = 244 sq ft / 22.7 sq m

Total = 1190 sq ft / 110.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **GRD Bosleys 11/2025**

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTIONS TO OX12 7JR

what3words:///blurs.froze.diagram

Other Material Information

- Ofcom checker indicates good outdoor and in home coverage for EE, with good outdoor and variable in home coverage for Three, O2 and Vodafone.
- Ofcom checker indicates standard, superfast and ultrafast broadband is available at the property
- Government Portal highlights this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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