



DOUGLAS & SIMMONS



4, Colne Close, Grove
Wantage, Oxfordshire

4 Colne Close, Grove, Wantage, Oxfordshire, OX12 0NN

Guide Price £350,000 Freehold

An extended, three/four bedroom semi-detached house situated in the popular and convenient area of Colne Close, Grove, Wantage, with potential to extend further, subject to the usual requirements.

• No onward chain • Garage converted to a wet room/bedroom • Parking for 2 to 3 vehicles • Corner plot • 3 first floor bedrooms • Good sized kitchen/dining room • Extended living room • Ground floor WC • Gas central heating • Double glazing



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

An extended, three/four bedroom semi-detached house situated in the popular and convenient area of Colne Close, Grove, Wantage, with potential to extend further, subject to the usual requirements.

The property has been extended over the years to provide a spacious living room with doors to the the garden, as well as a versatile converted garage that now serves as a wet room and additional ground floor bedroom; this room could also be re-configured to suit individual requirements.

There is also a generous kitchen/dining room, also with doors opening to the garden and a separate WC.

To the first floor there are three well-proportioned bedrooms and a shower room

Set on a good-sized corner plot, the property has gardens to the side and rear as well as a timber shed, as well as parking to the front for two to three vehicles.

Further benefits include gas central heating and double glazing.

Offered to the market with no onward chain.
EER - C.

SERVICES

All mains services connected

FLOOR AREA

1047.00 sq ft

Vale of White Horse District Council

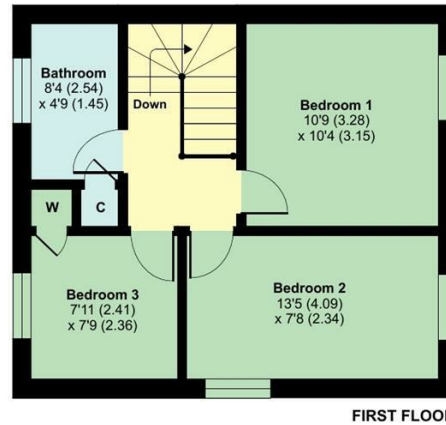
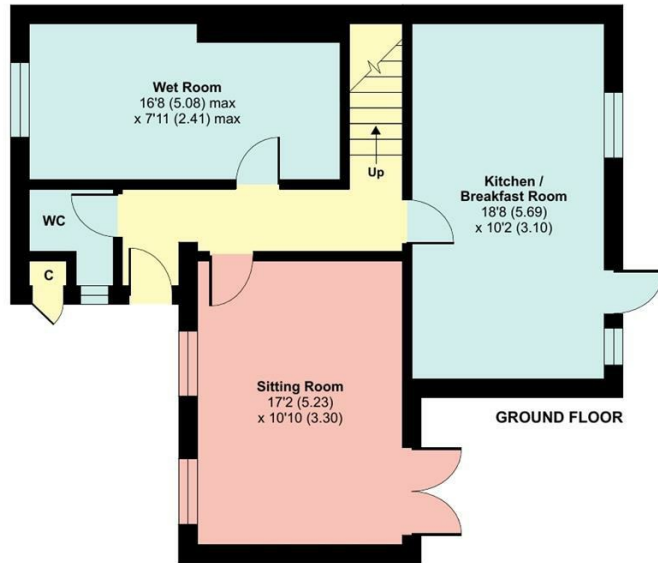
COUNCIL TAX BAND C



Colne Close, Grove, Wantage, OX12

Approximate Area = 1047 sq ft / 97.2 sq m

For identification only - Not to scale



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			
		71	77
England & Wales		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	

DIRECTIONS TO OX12 ONN

what3words

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Douglas and Simmons Ltd. REF: 1452663

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/rd 05.2026**

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

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



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

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.

