



DOUGLAS & SIMMONS



32, Woodgate Close, Grove
Wantage, Oxfordshire

32 Woodgate Close, Grove, Wantage, Oxfordshire, OX12 0NF

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





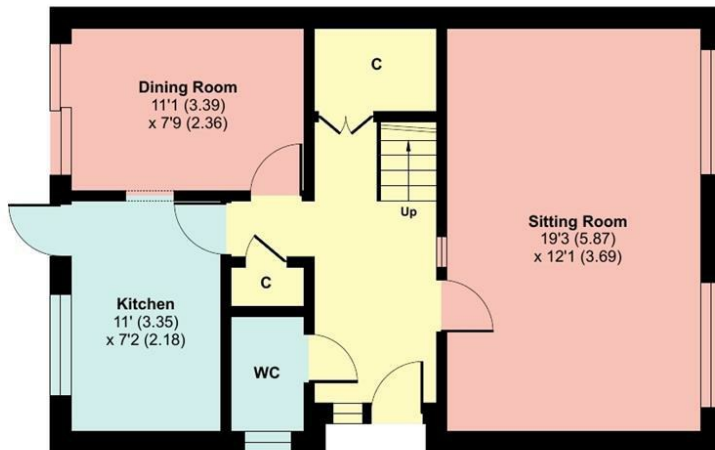
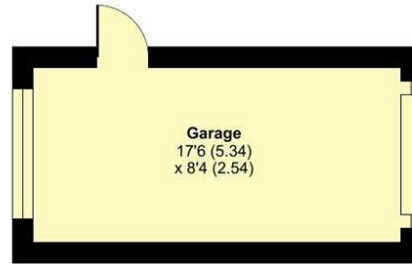
Woodgate Close, Wantage, OX12 0NF

Approximate Area = 1145 sq ft / 106.4 sq m

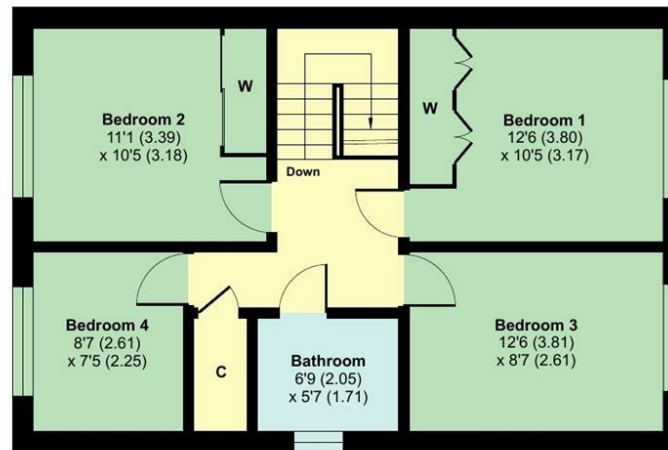
Garage = 146 sq ft / 13.5 sq m

Total = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



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.

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		
	59	73
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 0NF

what3words:///curly.heckler.items Indicated by our D&S 'For Sale' sign

Other Material Information

- Ofcom checker indicates good availability in home and outdoor for EE, and good availability in home and variable outdoor for O2, Three and Vodafone
- Ofcom checker indicates standard, superfast and ultrafast broadband are available at this 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



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

