



DOUGLAS & SIMMONS



22, Woodgate Close, Grove
Wantage, Oxfordshire

22 Woodgate Close, Grove, Wantage, Oxfordshire, OX12 0NG

Guide Price £275,000 Freehold

Welcome to this deceptively spacious and versatile property located in the popular Woodgate Close in Grove. This extended end of terrace house boasts a spacious 1,111 sq ft of living space (including the garage), perfect for comfortable living.

- No onward chain, with vacant possession • Tidily presented • Garage adjacent • Enclosed garden • Gas central heating • 3 double bedrooms (one ground floor) • Large living/dining room • Small study • Generous entrance hall • Pedestrianised location near to local shops and amenities



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

Welcome to this deceptively spacious and versatile property located in the popular Woodgate Close in Grove. This extended end of terrace house boasts a spacious 1,111 sq ft of living space (including the garage), perfect for comfortable living.

Upon entering, you are greeted by a very good sized hall, leading through to the main reception room, ideal for relaxing with family or entertaining guests, and there is also a small study perfect for home working. The property features two first floor bedrooms and a further ground floor room/bedroom 3/family room, offering plenty of space for a growing family or guests.

The house also includes a well-appointed kitchen/breakfast room and a first floor bathroom, ensuring convenience for all residents.

Additionally, the parking and garage is adjacent to the garden, a fantastic convenience as well as the further benefit of parking in Woodgate Close itself, whilst not allocated is usually available.

Nestled in a pedestrianised position with it's generous and flexible living space and convenient location near to a good range of local amenities, this property is a wonderful opportunity for those seeking a new place to call home.

Formerly a successful rental property, investors please ask us for details.

SERVICES

All mains services connected. EER-C.

FLOOR AREA

1111.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND B



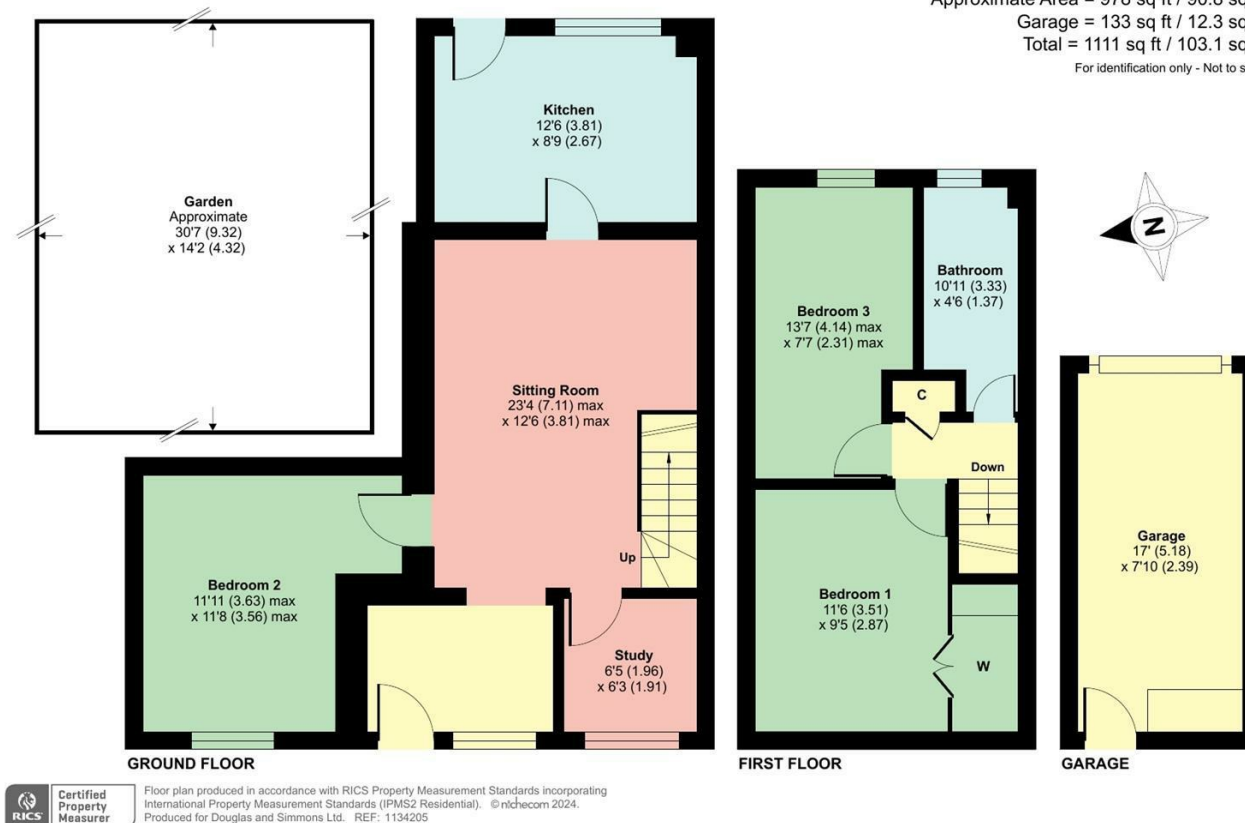
Woodgate Close, Grove, Wantage, OX12 0NG

Approximate Area = 978 sq ft / 90.8 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1111 sq ft / 103.1 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		86
(69-80) C	69	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		87
(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 0NG

what3words:///erupt.consults.direction From Wantage, on entering Brereton Drive go around the sharp left hand bend and take the 2nd turning left into Woodgate Close, proceed to the end of the close and park on the right in the layby where No 22 will be found on foot accessed via the footpath on the right after a short distance as indicated by our D&S For Sale board.

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:-

- 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.
- 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.
- 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.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **P1285 GRD/RD 05.2024**

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.

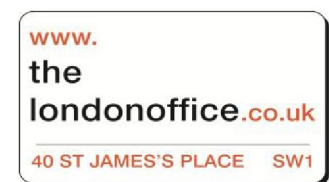
Viewing strictly by appointment with the agents
Douglas and Simmons



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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.

