



DOUGLAS & SIMMONS



54, Churchward Close, Grove
Wantage, Oxfordshire

54 Churchward Close, Grove, Wantage, Oxfordshire, OX12 0QZ

£2,500 PCM

This extremely well-appointed four bedroom detached house located on this sought after development towards the edge of Grove yet conveniently positioned for local amenities.

- Spacious and well-appointed kitchen • Light and airy sitting room with feature fireplace • Family/study/playroom (potential bedroom 5) • Formal dining room • Conservatory • 4 good sized bedrooms • En-suite and family bathroom • Large single garage • Enclosed rear garden • Off road parking for several vehicles



LOCATION

Grove village caters for your local day to day needs with two shopping precincts, primary schools, churches, public houses, library, regular bus services and health facilities with further comprehensive shopping, leisure, recreational and health facilities with schools for all ages available at the nearby market town of Wantage, which also has 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. Didcot is situated to the east with a main line train station to London (Paddington 45mins)

DESCRIPTION

This extremely well-appointed four bedroom detached house located on this sought after development towards the edge of Grove yet conveniently positioned for local amenities.

The spacious, versatile and recently redecorated accommodation comprises entrance hallway, a good sized sitting room with feature fireplace and insert gas fire, a separate dining room affording patio doors extending through into a conservatory and a family/playroom/study. The ground floor is further complemented with a utility room and a well fitted kitchen/breakfast room. To the first floor there are 4 good sized bedroom, one with en-suite and a family bathroom. Outside to the rear of the property there is an enclosed rear garden and to the front an attractive frontage with a good sized driveway providing parking for several vehicles as well as an attached large single garage.

SERVICES

All main services connected
Gas fired central heating to radiators

Available end August 2023, unfurnished.

A non refundable holding fee of one weeks rent totalling £576.00 is required to reserve this property.

FLOOR AREA

1785.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND E



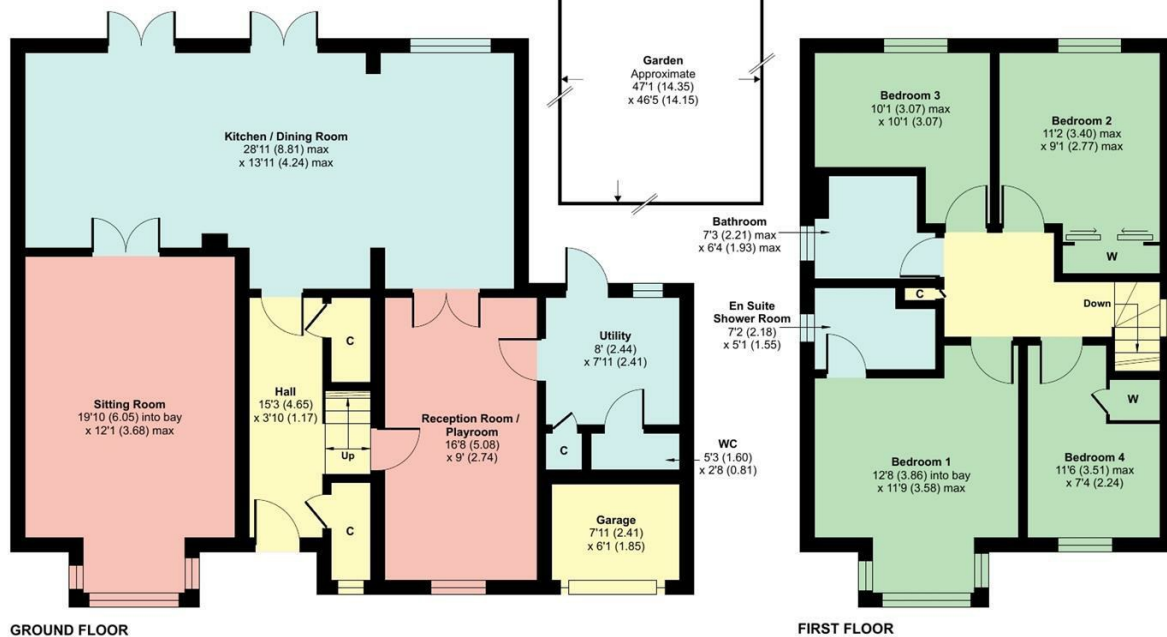
Churchward Close, Grove, Wantage, OX12 0QZ

Approximate Area = 1584 sq ft / 147.2 sq m

Garage = 43 sq ft / 4 sq m

Total = 1627 sq ft / 151.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 1003913

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 0QZ

Leave Wantage Market Place via Mill Street, at the double-mini roundabout turn right onto the Denchworth Road. Continue along this road, over the large roundabout signposted Grove/Denchworth. At the T-junction signposted Newlands Drive/Cane Lane turn left into Newlands Drive, continue along this road, to the bottom, bearing round the bend and taking the first left into Denchworth Road and first left which takes you into Churchward Close. No. 54 will be found after a short distance on the right hand side.

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/eod

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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