

DOUGLAS & SIMMONS

33, Hawthorn Crescent, Grove

Wantage, Oxfordshire

33 Hawthorn Crescent, Grove, Wantage, Oxfordshire, OX12 7JD

Guide Price £430,000 Freehold

This extremely well appointed three bedroom detached house has been much improved over the years, whilst providing excellent potential to enlarge further by extending, subject to the usual compliance.

• Beautifully renovated detached house • Garage and driveway parking • Enclosed private garden c. 45' x 34' • Modern refitted kitchen/breakfast room • Refitted family bathroom • Extended to provide a utility area and WC • Sitting room with feature fireplace • 3 bedrooms • Gas central heating • Desirable location near to local 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

This extremely well appointed three bedroom detached house has been much improved over the year, whilst providing excellent potential to enlarge further by extending, subject to the usual compliance.

Situated in desirable 'Old Grove' the property benefits from a single storey side extension, providing a utility and downstairs WC, there is also a modern and well fitted kitchen/breakfast room, as well as a separate sitting/dining room with a feature fireplace.

To the first floor there are three good sized bedrooms and a refitted family bathroom.

Added attractions include a single garage to the front with parking in front, as well as a good sized rear garden c. 45' x 34 benefitting from a light filled westerly facing aspect.

SERVICES
Mains gas, water, electricity and drainage connected.

Ofcom
For broadband speeds and mobile phone coverage, please visit https://www.ofcom.org.uk

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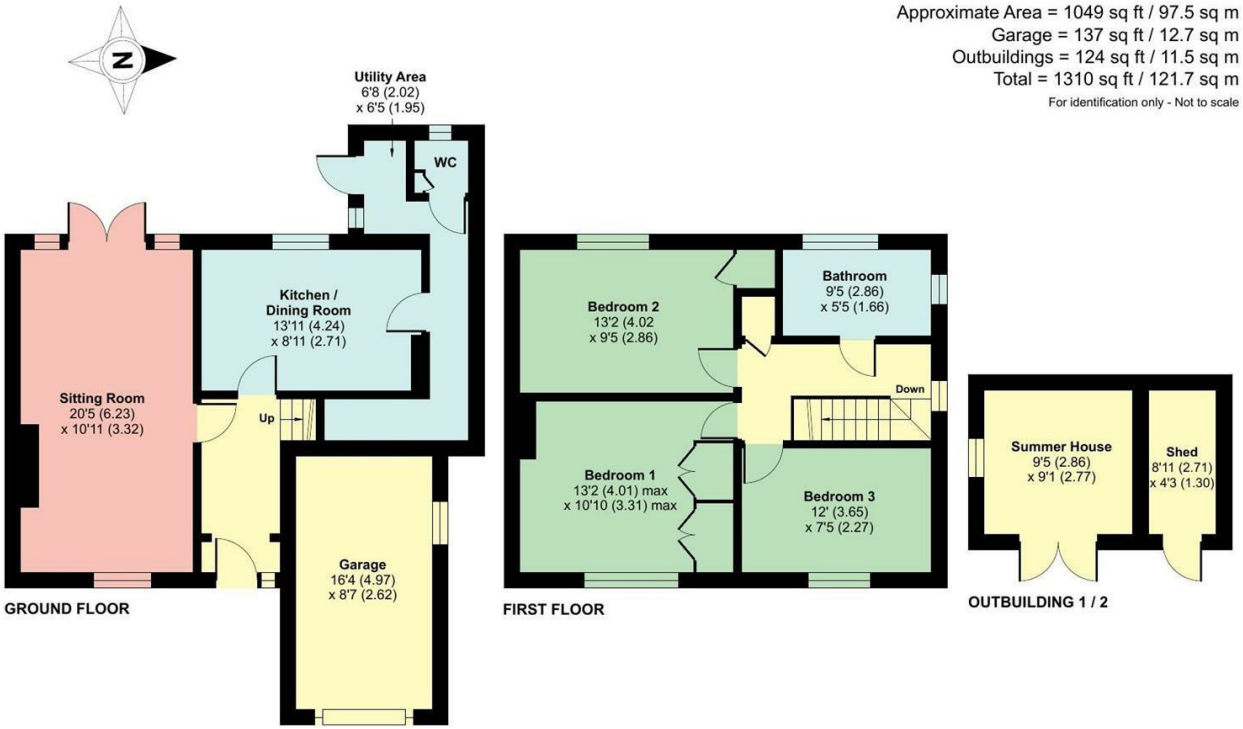
FLOOR AREA

1310.00 sq ft

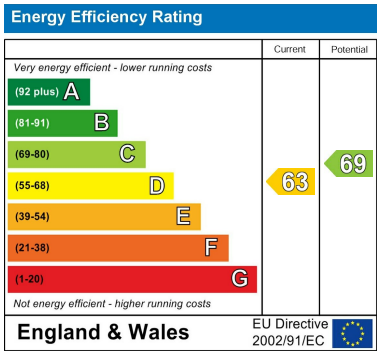
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COUNCIL TAX BAND D

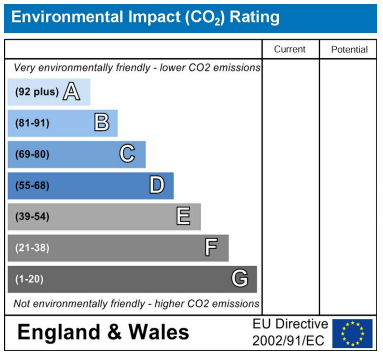
Hawthorn Crescent, Wantage, OX12

Approximate Area = 1049 sq ft / 97.5 sq m
Garage = 137 sq ft / 12.7 sq m
Outbuildings = 124 sq ft / 11.5 sq m
Total = 1310 sq ft / 121.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Douglas and Simmons Ltd. REF: 1541313





DIRECTIONS TO OX12 7JD

what3words///equipping.moth.events

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The Property Ombudsman

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Viewing strictly by appointment with the agents
Douglas and Simmons

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