



32, Broadmarsh Close, Grove
Wantage, Oxfordshire

Guide Price £310,000 Freehold

Welcome to Broadmarsh Close, Grove, Wantage - a unique property with fabulous potential. This delightful three bedroom house not only offers a comfortable living space but also provides an exciting opportunity for expansion.

- No onward chain
- Potential to extend or create an additional dwelling, subject to planning consent
- Unusually large plot with additional garden land to the front and side
- Parking and garage
- Potential to add further parking to the front (STP)
- 3 bedrooms
- Living/dining room
- Modern bathroom
- Ground floor WC
- Covered garden pergola, patio and decking



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 Broadmarsh Close, Grove, Wantage - a unique and well presented property with fabulous potential. This superb three bedroom house not only offers a comfortable living space but also provides an exciting opportunity for expansion.

Situated in an unusually large plot this property boasts the potential to extend or even create a separate dwelling, allowing you to customise and maximise the space to suit your needs.

The smartly landscaped rear garden, measures 40' x 20' and features a covered pergola for entertaining. There is also a further 16.5' x 22' of additional garden to the side enhancing the potential for enlargement or subdivision.

Furthermore, the presence of an integral garage and a driveway adds convenience and security to everyday life and the front garden offers potential to create additional parking, subject to VWHDC Highways consent.

Internally, the neutrally decorated accommodation offers a generous living/dining room, a modern kitchen and ground floor WC as well as three first floor bedrooms and a modern bathroom.

SERVICES

All mains services connected. EER-D.

Don't miss out on the chance to own a property with such versatility and potential.

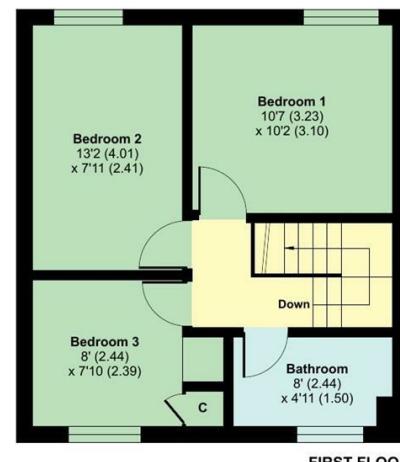
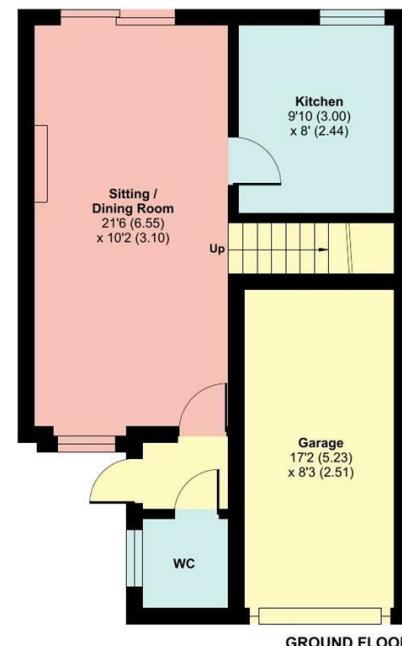
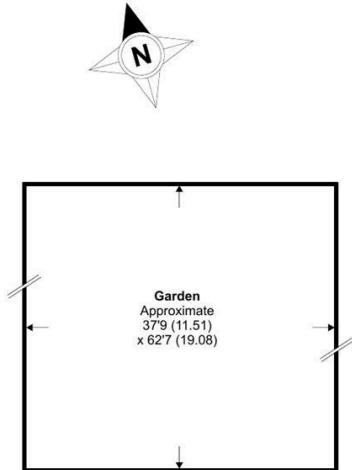
FLOOR AREA

898.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND C



Broadmarsh Close, Grove, Wantage, OX12 0NH



Approximate Area = 767 sq ft / 71.2 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 898 sq ft / 83.3 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	82	
(69-80)	C		
(55-68)	D	58	
(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		
(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 0NH



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024.
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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.

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5. All measurements are approximate. **GRD/rd 06.2024**

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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