



DOUGLAS & SIMMONS



32, Broadmarsh Close, Grove

Wantage, Oxfordshire

32 Broadmarsh Close, Grove, Wantage, Oxfordshire, OX12 0NH

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



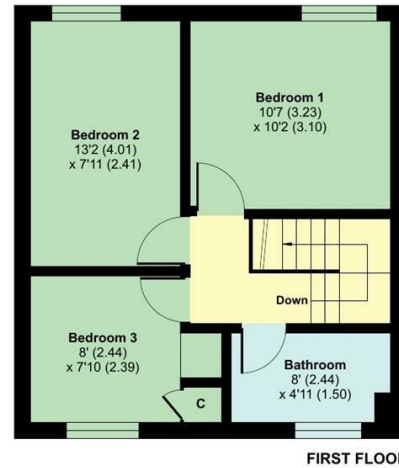
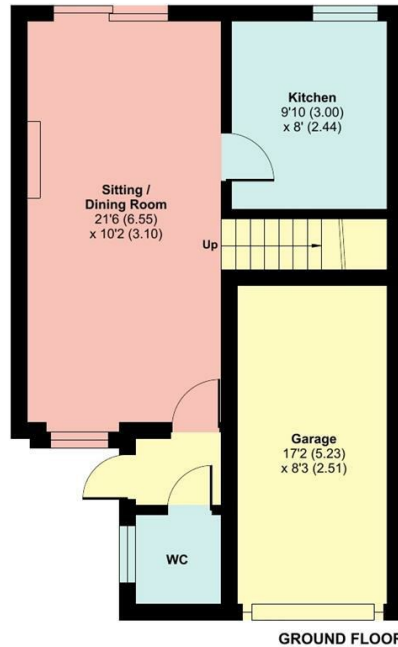
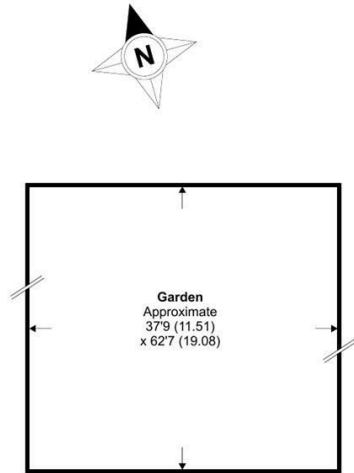
Broadmarsh Close, Grove, Wantage, OX12 0NH

Approximate Area = 767 sq ft / 71.2 sq m

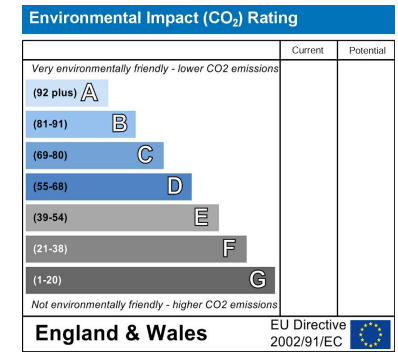
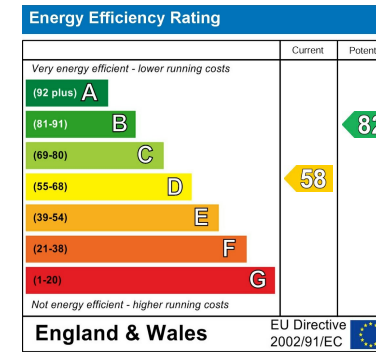
Garage = 131 sq ft / 12.1 sq m

Total = 898 sq ft / 83.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Douglas and Simmons Ltd. REF: 1147811



DIRECTIONS TO OX12 0NH

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 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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