



Willow Cottage Main Street, Grove, Wantage

£1,695 PCM

- Large kitchen/dining room with AGA
- 2 First floor bedrooms, one en suite
- Front garden c. 65' x 56'
- Courtyard patio garden to the side
- Characterful features
- 2 Reception rooms
- Ground floor bedroom and bathroom
- Gated off street parking
- Gas fired central heating
- Available June 2022



DESCRIPTION

This charming Grade II listed thatched cottage offers modern and contemporary fixtures and fittings whilst retaining a wealth of character to provide flexible and spacious accommodation with well stocked mature gardens to the front and side.

The property is situated back from the main road and accessed via a private gated gravelled driveway providing parking for several vehicles. The ground floor accommodation comprises entrance hallway and a sitting room with decorative fire places. The ground floor accommodation is further complemented with a family room, a large well-appointed kitchen/dining room with french doors opening out onto a patio area and a ground floor bedroom/study and family bathroom with bath and overhead shower.

To the first floor there is a master bedroom benefiting from built in cupboards and en suite bathroom with roll top bath as well as a substantially large second floor bedroom accessed via a separate staircase.

Outside the property enjoys a well-stocked garden c. 65ft x 56ft which lays predominately to the front and benefiting from a useful shed with a patio courtyard garden to the side.

SERVICES

All main services connected.

EPC Rating D
Council Tax Band F
Part Finished
Available June 2022

A non-refundable holding deposit the equivalent of one week's rent is required to reserve this property totalling £391.00



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).

DIRECTIONS

Leave Wantage town centre via Wallingford Street and at the roundabout turn left onto Seesen Way. Proceed over the roundabout by Sainsburys petrol station and the next large roundabout signposted Grove/A338. At the set of traffic lights keep in the left hand lane and turn left into Main Street, Grove. Continue for a short distance where the property can be found on the left hand side as indicated by our For Sale board.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 88 |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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 | |

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
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 tenants should not rely on them as statements or representations of fact, but 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.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

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.



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