
DOUGLAS & SIMMONS
37, Churchward Close, Grove
Wantage, Oxfordshire

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

Guide Price £460,000 Freehold

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

• Kitchen and breakfast room • Sitting room with feature fireplace • Utility room and cloak room • Family bathroom and en suite • 4 good sized bedrooms • Dining room • High quality conservatory • Attached large single garage and off road parking • Enclosed rear garden





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

WE ARE SEEKING BEST AND FINAL OFFERS TO BE RECEIVED NO LATER THAN 5.30PM ON MONDAY 26TH OCTOBER 2026.
This well-appointed four bedroom detached property located on this sought after development towards the edge of Grove, conveniently positioned for local amenities.

The property benefits from a good sized sitting room with a feature fireplace, a separate dining room which extends through into high quality double glazed conservatory which has been added to the rear. The well fitted kitchen also benefits from an adjoining breakfast room, a separate utility room and a cloakroom.

To the first floor there are 4 good sized bedrooms, one with a superb en suite facility and a luxuriously appointed family bathroom. The property further benefits from excellent potential to extend and or improve to provide further accommodation, subject to the usual compliances.

Outside to the rear of the property there is an enclosed rear garden and to the front an attractive frontage with a recently improved good sized driveway providing parking for several vehicles as well as an attached large single garage with electric door.

SERVICES
All main services connected
Gas fired central heating

FLOOR AREA

1660.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E









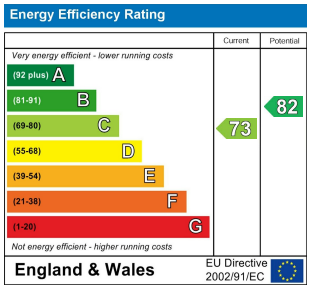


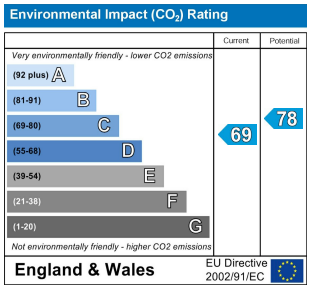


37 Churchward Close, Grove, Wantage, OX12 0QZ

APPROX. GROSS INTERNAL FLOOR AREA 1660 SQ FT 154.2 SQ METRES (Includes Garage)







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 turn left, bear round the right hand bend, continue and again round the right hand bend at the end of the road, taking the first turning on the left signposted Denchworth. Proceed and take the first left Churchward Close, continue all the way to the back of the development bearing left where upon the property will be found in the last close on the right as identified by our Douglas and Simmons For Sale board.

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 032026

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.

The Property Ombudsman

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

www.thelondonoffice.co.uk
40 ST JAMES'S PLACE SW1

DOUGLAS & SIMMONS

25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk

DOUGLAS & SIMMONS

26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk