

GREEN &  
CO

£525,000

21 Churchward Close

Grove Wantage OX12 0QZ



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## Description

An impressive four bedroom detached family home situated in a highly desirable residential development on the edge of Grove. This well presented property features a large entrance hall, spacious and refitted kitchen, dining room, good sized sitting room, conservatory and W.C. Upstairs offers a master bedroom with fitted wardrobes and ensuite shower room, three further good sized bedrooms and family bathroom. Externally the property benefits from a detached double garage, an extensive driveway with parking for multiple vehicles and well established rear garden.

## Location

The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along a network of walkways, only seldom needing to crossroads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.





### **what3words**

w3w.co/dairy.seemingly.zapped.

### **Tenure**

Freehold.

### **Utilities**

All mains services connected.

### **Heating Type**

Gas-fired central heating to radiators.

### **EER**

C.



### **Council Tax Band**

E.

### **Ofcom**

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk/>, if Rightmove have deleted this link then please click on our attached PDF brochure and click on the link there. If the subject property is a new build then please refer to the developer's specification.

**33 Market Place, Wantage, Oxon, OX12 8AL t:01235 763562 e:sales@greenand.co.uk**

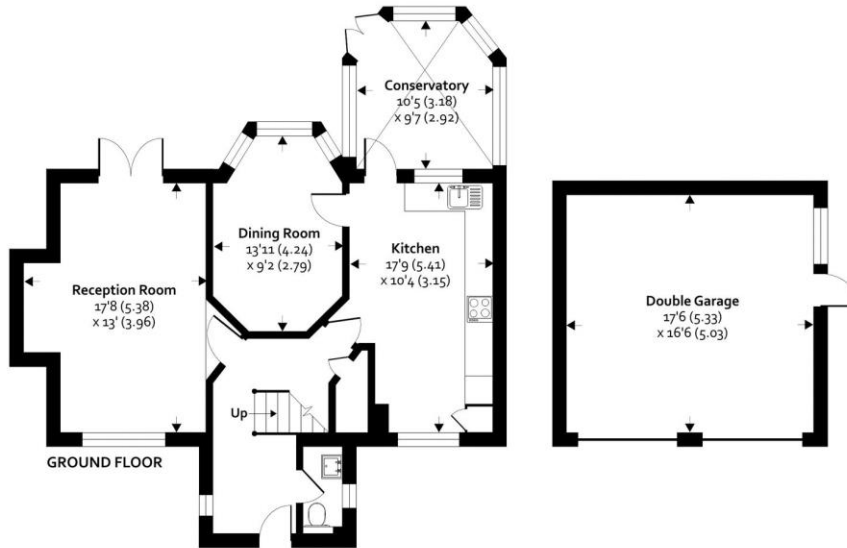
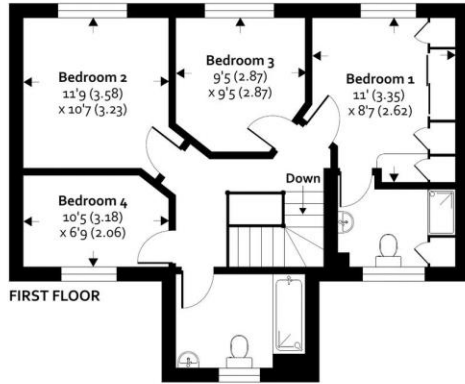




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## 21 Churchward Close, Grove, Wantage, OX12 0QZ

Approximate Area = 1377 sq ft / 127.9 sq m  
Garage = 300 sq ft / 27.9 sq m  
Total = 1677 sq ft / 155.8 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). ©ncheccom 2024. Produced for Green & Co. REF: 1133584



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### CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

### DATA PROTECTION ACT 2018

All handling of your personal data is done in compliance with our privacy policy and the General Data Protection Regulations (EU) 2016/679 ("Data Protection Legislation"). For full details of our privacy policy visit [www.greenand.co.uk/primary-policy-and-notice](http://www.greenand.co.uk/primary-policy-and-notice).