

GREEN &  
CO

£395,000

Grove Mill House Mill Lane  
Grove Wantage Oxfordshire OX12 7HU





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## Description

END OF CHAIN. Welcome to this beautiful period cottage nestled in a hidden backwater of the charming village, Grove near Wantage. Bursting with character features and oozing with much charm, this lovely home offers a peaceful and idyllic retreat away from the hubbub of everyday life. With ample parking and private gardens, you'll have plenty of space to park your cars and indulge in some gardening or simply bask in the tranquil ambience. As you step into this delightful cottage, you'll be greeted by a warm and inviting atmosphere. The ground floor boasts a well-appointed kitchen, a spacious dining room, and a cosy sitting room perfect for relaxing or entertaining guests. A thoughtful touch has been incorporated, future-proofing the property with a convenient ground-floor bedroom and bathroom, bringing much comfort and accessibility. Venture upstairs to discover two more beautiful bedrooms and an additional shower room, providing ample space for family or guests. The charming aesthetic continues throughout, showcasing the timeless appeal of this character-filled cottage. Situated in the picturesque village of Grove, the unique location harmonises the beauty of the Thames Valley with the majesty of the Berkshire Downs. Enjoying a peaceful aspect, Grove offers a haven away from the hustle and bustle of city life while still providing easy access to all the main travel links. The A338 grants effortless connectivity to the A34, M40, and M4, making commuting a breeze. For those preferring rail travel, nearby Oxford, Didcot, and Swindon offer convenient train links. Within Grove itself, you'll discover everything you need for a fulfilling lifestyle. The village has experienced remarkable growth in recent years, transforming from a small hamlet into a modern community. With shops and schools, Grove caters perfectly to residents' needs, providing convenience and accessibility at every turn. Additionally, the village's extensive housing acreage has been thoughtfully designed to ensure ease of access to schools and a network of walkways, promoting a safe and pedestrian-friendly environment. For a broader range of amenities, nearby Wantage offers a wealth of options. From exquisite dining experiences to unique boutiques and charming local markets, you'll find everything you desire just a stone's throw away. When you seek excitement, the



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allure of Oxford is within easy reach, with its world-class universities, historical landmarks, and cultural hotspots waiting to be explored. Sitting alongside Letcombe Brook the property has flood defences, to keep potential water ingress at bay, which were installed post 2007 floods when water did enter the property. They have proven effective ever since despite some limited ingress in January 2024 for which no claim was required.

### Location

One time winner of a Great British High Street award and highlighted by The Sunday Times as an often overlooked part of Oxfordshire which will become a boom town, Wantage is superbly situated in the Vale of the White Horse 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. A picturesque Market Town, with historic ties as far back as Alfred the Great, Wantage has many high street and independent retailers with a plethora of bars, restaurants, and cafes in a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good primary schools locally, including Charlton and Wantage CofE with Ofsted rated outstanding Stockham Primary School completing the educational provision within the Town. With easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill, Wantage fuses the semi-urban and rural in one sublime package.

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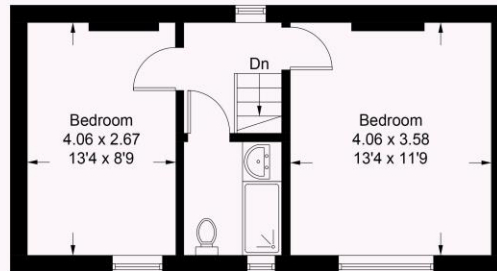


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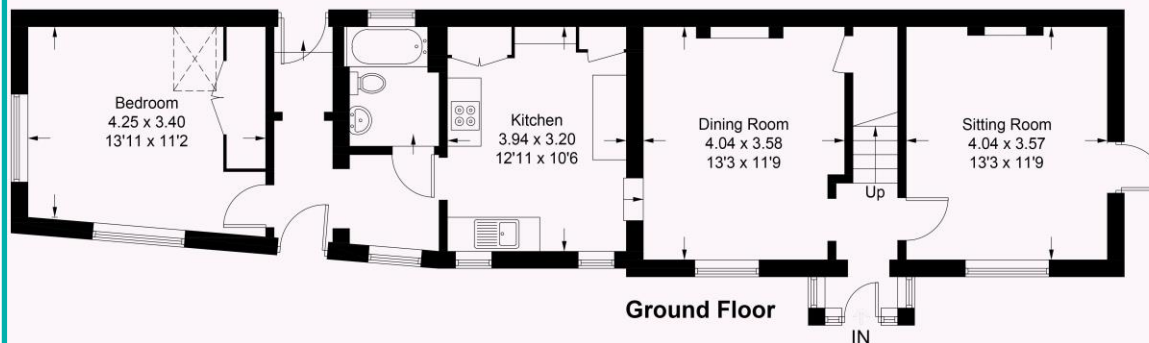


## Grove Mill House

Approximate Gross Internal Area = 110.0 sq m / 1184 sq ft



First Floor



Ground Floor

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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### What3Words

w3w.co/barks.steadier.emblem.

### Tenure

Freehold.

### Ofcom

For broadband speeds and mobile coverage please visit <https://www.ofcom.org.uk>.

### Utilities

All main services connected.

### Heating Type

Gas fired central heating to radiators.

### EER

D.

### Council Tax Band

D.



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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

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