

GREEN &
CO

£425,000

9 Carlton Close

Grove Wantage Oxfordshire OX12 0PU



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Description

Well presented extended four bedroom detached family home conveniently situated for primary schools and other local amenities. Features include a spacious sitting room, formal dining room with doors leading to the rear patio, kitchen/breakfast room, central hallway, master bedroom with refitted ensuite shower room, three further good sized bedrooms and family bathroom. Outside this well maintained property offers a mature and established rear garden, double garage with personnel door and ample driveway parking. The property further benefits from owned solar panels.

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.





Tenure

Freehold.

Utilities

All mains services connected.

Heating Type

Gas fired central heating to radiators.

EER

TBC.

Council Tax Band

E.

Ofcom

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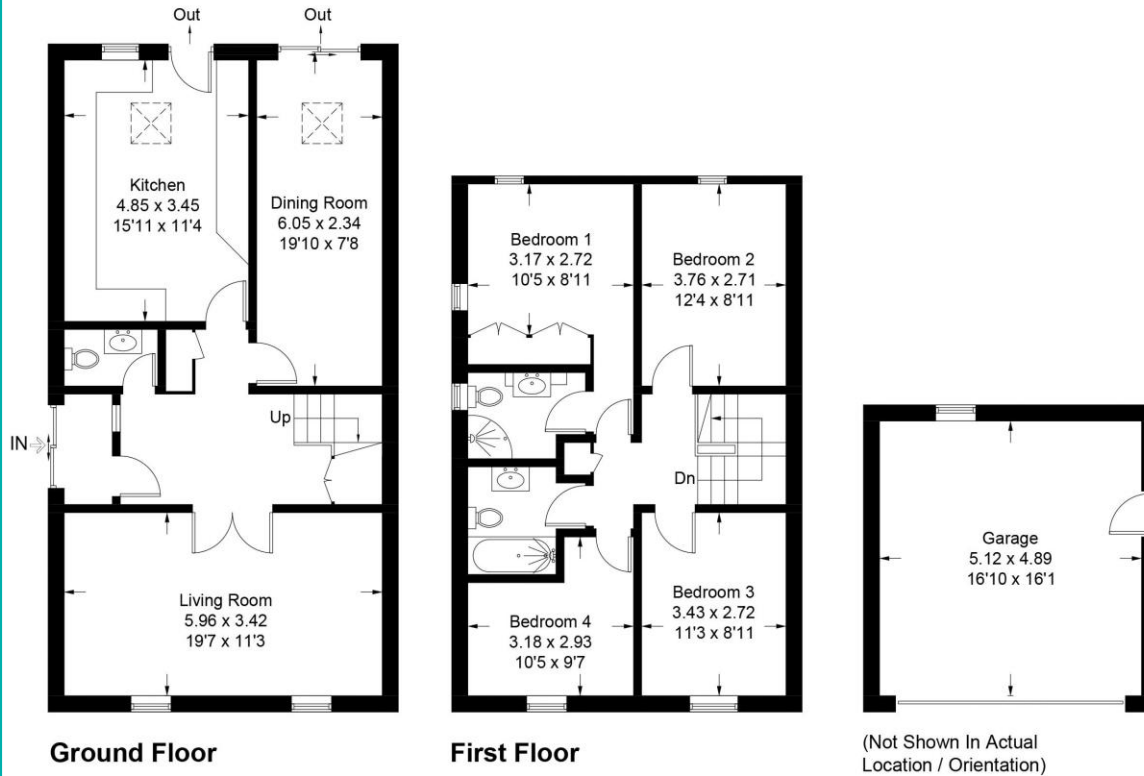




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Approximate Gross Internal Area = 127.3 sq m / 1370 sq ft
Garage = 25.1 sq m / 270 sq ft
Total = 152.4 sq m / 1640 sq ft



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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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.

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