

GREEN &
CO

£460,000

19 Hardwell Close

Grove Wantage Oxfordshire OX12 0BN



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Description

Beautifully presented and thoughtfully extended four bedroom detached family home situated in a popular residential area superbly positioned for the nearby Millbrook Primary School and other local amenities. Features include spacious sitting room, dining room, a light and airy refitted kitchen/breakfast room, cloak room, a wonderful master bedroom with dressing area and ensuite shower room, three further good sized bedrooms and refitted family bathroom. A well stocked South facing rear garden, integral garage and large driveway complete this immaculate property. Further benefits include a recently fitted air source heat pump, updated heating system and solar panels, all contributing to the highest possible EPC rating within category B.

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 with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.





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.

Utilities

All mains services connected.

Heating Type

Air source heat pump to radiators.



EER

B.

what3words

w3w.co/alternate.lion.knots.

Tenure

Freehold.

Council Tax Band

E.





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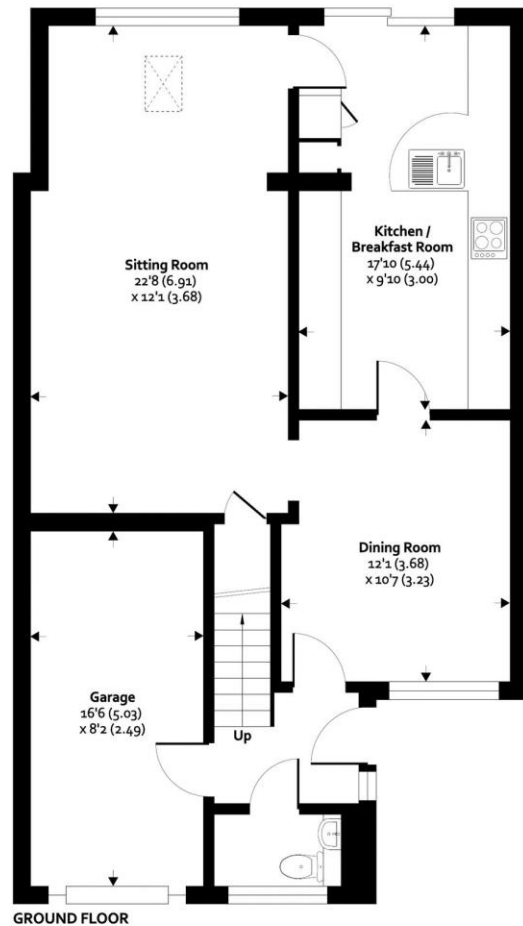
19 Hardwell Close, Grove, Wantage, OX12 oBN

Approximate Area = 1331 sq ft / 123.6 sq m

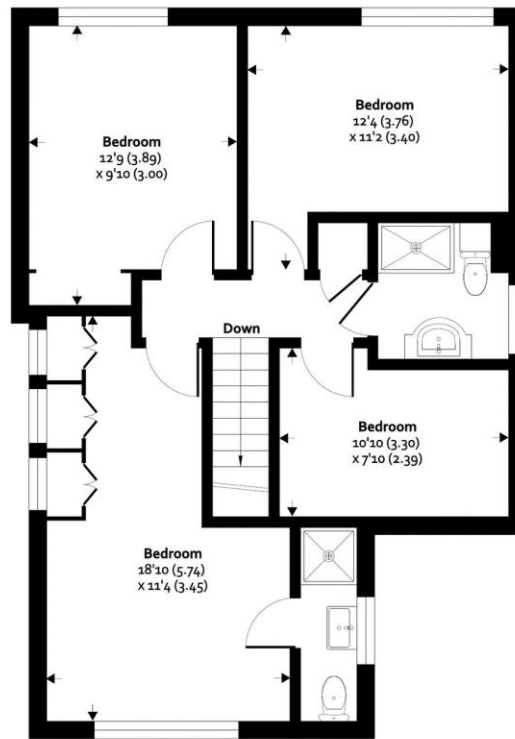
Garage = 135 sq ft / 12.5 sq m

Total = 1466 sq ft / 136.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Green & Co. REF: 1167280



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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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