

GREEN &
CO





GREEN &
CO

Description

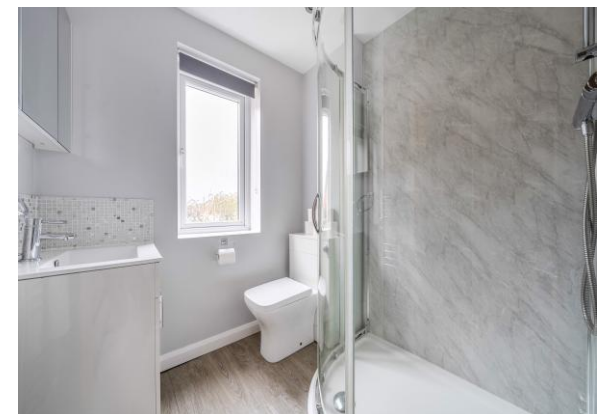
Stunning three-bedroom detached home with exceptional outdoor entertaining space. Tucked away on a quiet no-through road, this beautifully presented three-bedroom detached home offers an ideal blend of privacy, style, and practicality. With a private driveway providing parking for multiple vehicles, this property is perfect for families and those who enjoy entertaining.

Outside: The home benefits from a south-facing rear garden that is not overlooked, creating a truly private and sunny retreat. The garden has been thoughtfully designed for entertaining, featuring an outdoor bar area, log burner, and space for a hot tub. There are both uncovered and covered seating areas, allowing year-round enjoyment of the garden.

Ground Floor: Inside, the property has been extended to create a wonderful flow between living and dining spaces. The extension features bi-folding doors opening onto the rear garden, flooding the space with natural light and seamlessly connecting indoors with outdoors. The area leads into a dining space and a semi-open-plan kitchen, ideal for modern family living. A downstairs W.C. adds convenience, while the living room to the front of the home offers a warm and inviting space, complete with a built-in media wall.

First Floor: Upstairs, the master bedroom benefits from a dressing area and a newly fitted en-suite bathroom, creating a luxurious private retreat. There are two further bedrooms and a modern family bathroom, all finished to a high standard.

Additional Features: The property also includes a single garage with electricity supply, extra parking directly outside, and a useful storage shed to the rear of the garage—ideal for garden tools, bikes, or additional storage.





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.

what3words

w3w.co/lively.ferried.loudness.

Tenure

Freehold.

Utilities

All mains services are connected.

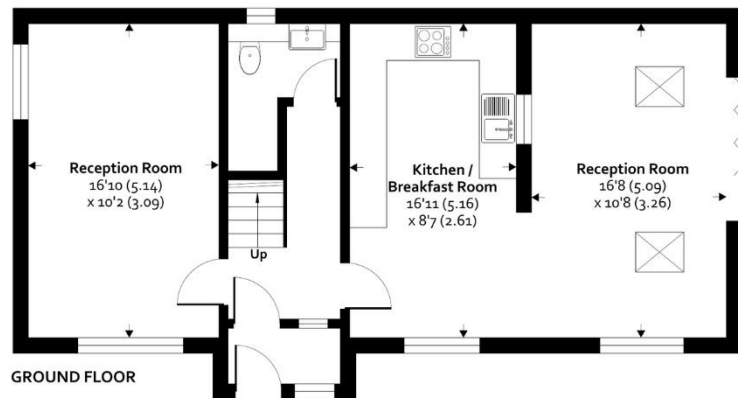
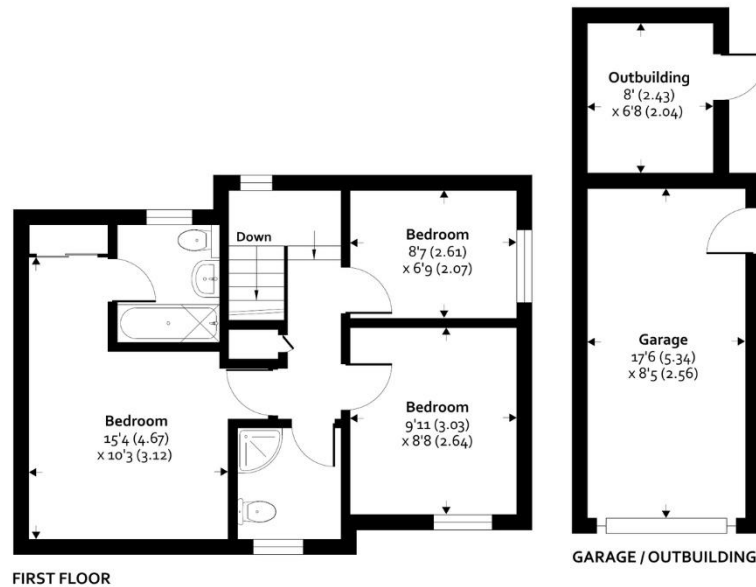




GREEN &
CO

52 Blenheim Gardens, Grove, Wantage, OX12 0NP

Approximate Area = 1084 sq ft / 100.7 sq m
 Garage = 147 sq ft / 13.6 sq m
 Outbuilding = 53 sq ft / 4.9 sq m
 Total = 1284 sq ft / 119.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Green & Co. REF: 1363098

GREEN®

Heating Type

Gas-fired central heating to radiators.

Ofcom

For broadband speeds and mobile coverage 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.

EER

C.

Council Tax Band

D.

Material Information

Planning Permission has been granted for 1500 dwellings on the nearby Grove Airfield and thereabouts.

33 Market Place, Wantage, Oxon, OX12 8AL

t:01235 763562

e:sales@greenand.co.uk

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

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.