

GREEN &  
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£750,000 The Old Post Office The Green, Grove, Oxfordshire, OX12 0AN, UK

Freehold



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This substantial Grade II listed timber-framed detached home, boasting nearly 2000 sq. ft. of accommodation, occupies a generous plot of over one-third of an acre at the very heart of this charming village. Recently, the subject of an extensive programme of sympathetic improvement, it now blends the warmth and character of its historic origins with the comfort and style of modern living. At its heart lies a superb kitchen and family room with an adjoining cloakroom, while the elegant living room, centred around an inglenook fireplace complete with bread oven, offers an inviting space for relaxation. A further reception room provides flexibility for formal dining or a quiet retreat. Upstairs, three well-proportioned double bedrooms are served by a beautifully appointed family bathroom, finished to a luxurious standard. The grounds are a particular feature, with expansive gardens, ample gated parking, and three versatile outbuildings. Careful attention has been paid throughout the refurbishment to honour the property's Grade II status, preserving original materials and period details that speak to its heritage. This is a home of genuine individuality and presence, offered for sale with no onward chain, and one that can only be fully appreciated by personal viewing.

what3words. w3w.co/steepest.sliders.zoned.

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

Utilities. TBC.

Heating Type. Gas-fired central heating to radiators.





**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.

**Other Material Information.** This is a probate sale, and the executor instructing Green & Co. has no living knowledge of the property. The property is located near Letcombe Brook. The property will be sold with an uplift clause in the event that a planning gain is made through development of a separate dwelling(s). Further details are available on request.

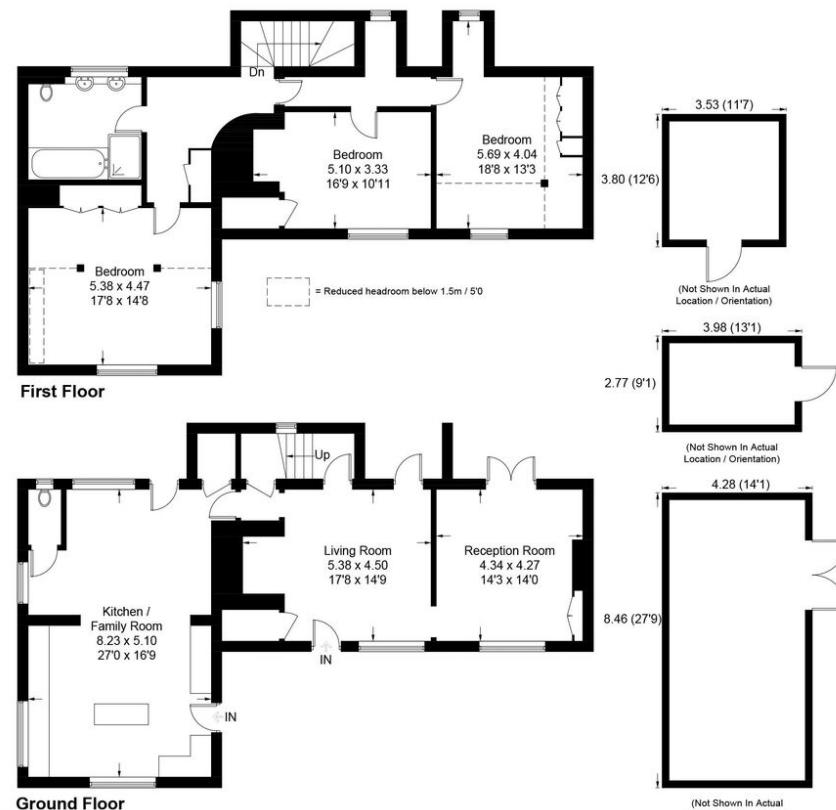




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Approximate Gross Internal Area = 185.6 sq m / 1997 sq ft  
 Outbuilding = 50.6 sq m / 545 sq ft  
 Total = 246.3 sq m / 2651 sq ft



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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		

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](http://www.greenand.co.uk/primary-policy-and-notice).