



Caldecote

Grove Bridge, Wantage, Oxfordshire



A four bedroom bungalow sat within beautiful grounds equating to 1.36 acres, with planning for an additional dwelling.

Wantage 1 mile, Grove 0.7 miles, Abingdon 8.7 miles, Hungerford 16 miles, Oxford 15 miles, London 73 miles
(All distances and times are approximate).



Summary of accommodation

Main House

Hallway | Sitting room | Dining room | Kitchen/breakfast room | Garden room | Playroom | Shower room
WC | Four bedrooms

Outside

Lawned gardens | Lake | Stream with wooden bridge crossing | Double garage | Single garage | Office



Situation

Times and distances are approximate.

Grove Bridge is positioned between Wantage and Grove, and is set on the Letcombe Brook and the fringe of the Berkshire Downs about 9 miles south-west of Abingdon and 15 miles south-west of Oxford.



Grove has local amenities, including Millbrook and Grove Church of England primary school, a local park, sports clubs, and three public houses. More comprehensive facilities are available in nearby Wantage (1 mile away), an attractive, historic market town, which has shops and leisure facilities, including a Sainsbury's and Waitrose, while more extensive facilities can be found in Newbury and Oxford.



Oxfordshire and Berkshire have many excellent schools particularly in the Abingdon and Oxford area. Those schools include; Abingdon, St. Helen and St. Katharine, Radley College, Pinewood, St. Hugh's, Cothill, and The Manor.



The town is well located for access into London via road or train. Didcot Parkway (9.4 miles) provides regular trains into London Paddington, taking approximately 40 minutes.



The House

Caldecote is a loved and cherished family home which has been owned by its current owner for around 60 years. The beautiful rear gardens include a lake, letcombe brook, and parts of the old Wilts and Berks canal wall. The grounds extend to a total of 1.36 acres.

The property offers extensive opportunities both internally and externally. While the bungalow is an already excellent size, offering four reception rooms and four bedrooms, there is the potential to extend and add another level, subject to planning. Externally, there is planning permission to build an additional dwelling on the bungalow's right-hand side, towards the boundary's edge. Further information can be found on the Vale Of White Horse District Council website using the following reference - P22/V0329/FUL.



Property Information

Tenure: Freehold.

Services: Gas central heating, mains water, mains electrics and mains drainage.

Local Authority: Vale of the White Horse District Council
01235 520202

Council Tax: Band G

Postcode: OX12 7PA

What 3 Words: //mainly.stardom.ridge

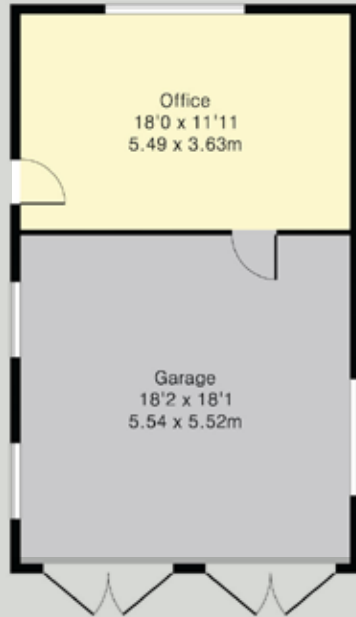
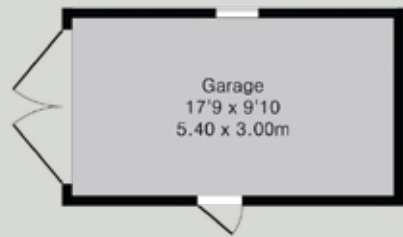
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

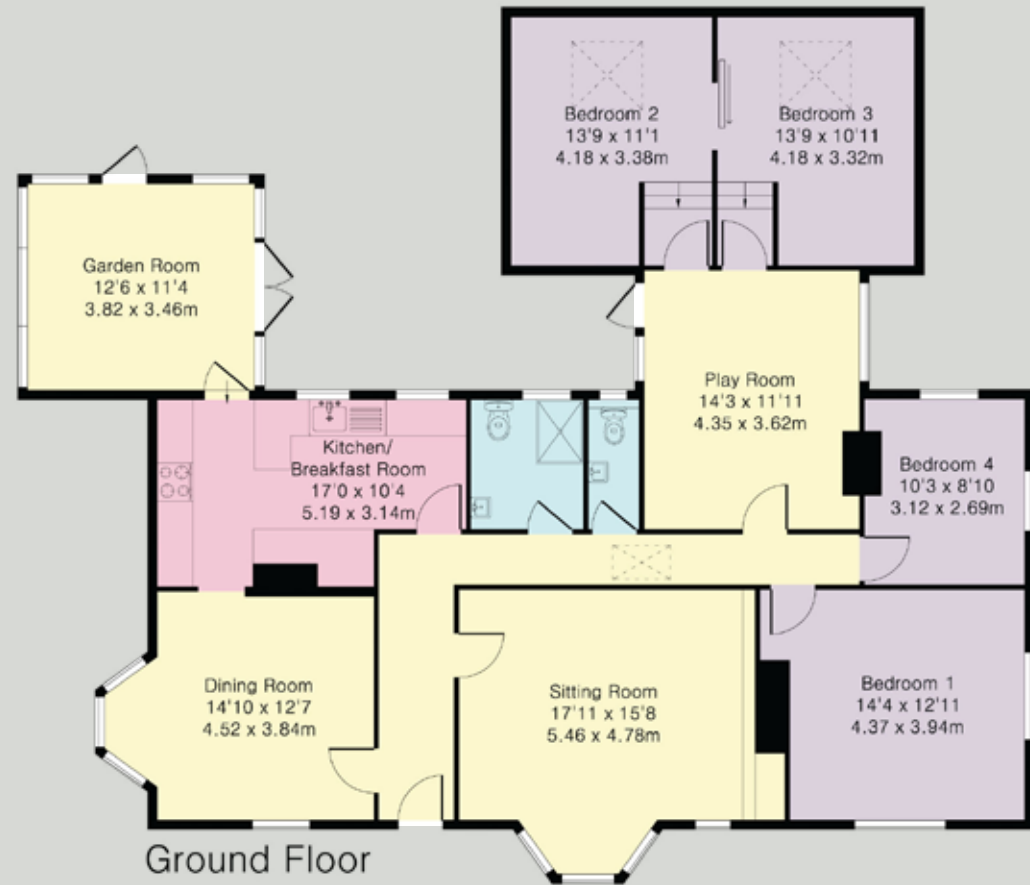
Garage Area: 67 sq.m / 725 sq.ft

Total Area: 156 sq.m / 1,676 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage



Ground Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated July 2024.

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