



**DOUGLAS & SIMMONS**

20, Minns Road, Grove  
Wantage, Oxfordshire

20 Minns Road, Grove, Wantage, Oxfordshire, OX12 7NA

Guide Price £415,000 Freehold

Welcome to Minns Road, Grove, Wantage - a desirable cul-de-sac location for this detached home. Situated in a quiet cul de sac, the property boasts three bedrooms and two bathrooms, perfect for a growing family or those in need of extra space.

- Extended two storey at the rear
- Garage and parking
- Good sized garden
- Ground floor wet room and refitted first floor shower room
- Large sitting room
- Dining room
- Kitchen/breakfast room and utility room
- Hall
- Cul-de-sac location
- Desirable 'Old Grove'



## LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org/>.

## DESCRIPTION

Welcome to Minns Road, Grove, Wantage - a desirable cul-de-sac location for this detached home. Situated in a quiet cul de sac, the property boasts three bedrooms and two bathrooms, perfect for families or those in need of extra space.

The property has been extended to the rear, providing an enlarged living space across two storeys providing a spacious sitting room, separate dining room and kitchen which has space for a breakfast table. A refitted first floor shower room and a ground floor wet room with adjoining utility room, convenience and comfort are at the forefront of this home's design.

One of the standout features of this property is the solar panels, owned by the vendor and equipped with a feed-in tariff. Not only does this environmentally-friendly feature help reduce energy bills, but it also contributes to a sustainable lifestyle.

Outside, you'll find a garage and a drive, ensuring parking is never an issue. The good-sized and private rear garden offers a tranquil escape from the hustle and bustle of everyday life, perfect for enjoying the outdoors.

Don't miss out on the opportunity to make this house your home. With its desirable location, spacious rooms, and modern amenities, this property on Minns Road is sure to capture your heart.

### SERVICES

All mains services connected.  
Gas fired central heating.  
EER-C.

### FLOOR AREA

1552.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND



# Minns Road, Grove, Wantage, OX12 7NA

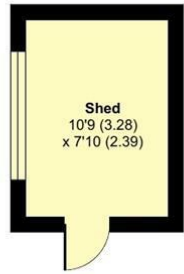
Approximate Area = 1329 sq ft / 123.4 sq m

Garage = 138 sq ft / 12.8 sq m

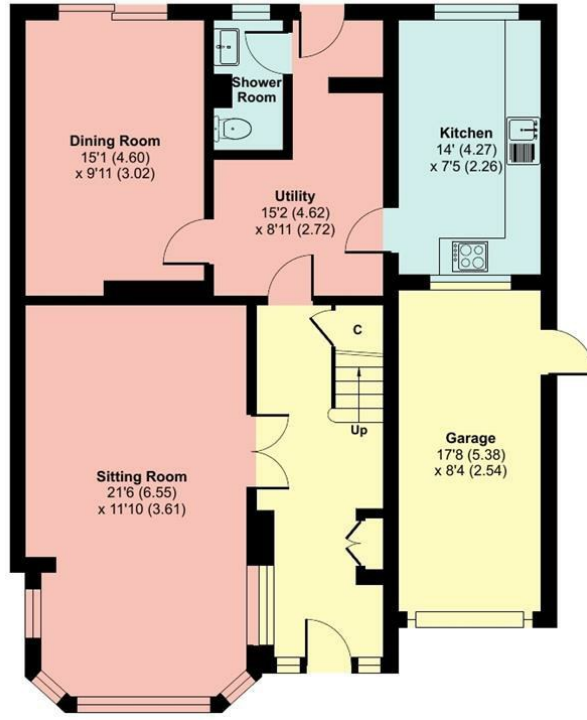
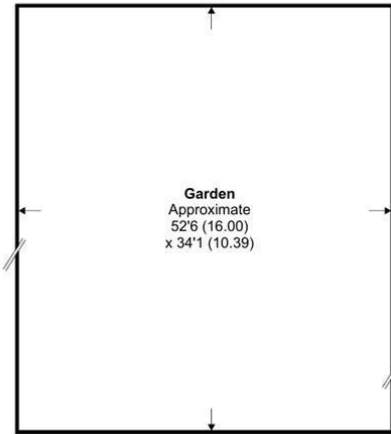
Outbuilding = 85 sq ft / 7.8 sq m

Total = 1552 sq ft / 144 sq m

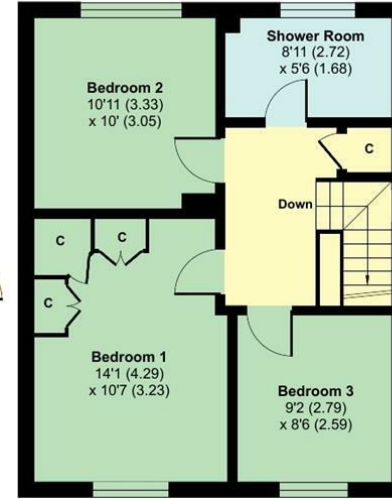
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## DIRECTIONS TO OX12 7NA

What3words:///seagull.shampoo.clays As identified by our D&S For Sale board.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

### Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
- All measurements are approximate. **GRD/Rd Minns Rd Spet 2024**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
Douglas and Simmons

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: sales@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk  
www.douglasandsimmons.co.uk

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