



DOUGLAS & SIMMONS



28, St. Johns Road, Grove
Wantage, Oxfordshire

28 St. Johns Road, Grove, Wantage, Oxfordshire, OX12 7NW

Guide Price £385,000 Freehold

A 3/4 bedroomed detached bungalow offered with no onward chain

- No onward chain • 3 bedrooms • 4th bedroom addition with en-suite • Garage • Parking • Large living room • Private rear garden • Updated bathroom • Conservatory • Well appointed for 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.uk/>.

DESCRIPTION

A 3/4 bedroomed detached bungalow offered with no onward chain having benefited from recent improvements including the addition of a fourth bedroom with an adjacent en-suite to the rear of the garage. With the original bungalow requiring some updating with 3 bedrooms, a separate sitting room as well as a bathroom. Further attractions include parking to the front leading to the garage. There is also a good sized rear garden c 54' x 41'.

EER-D

SERVICES

Gas central heating

All mains services connected

FLOOR AREA

1431.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



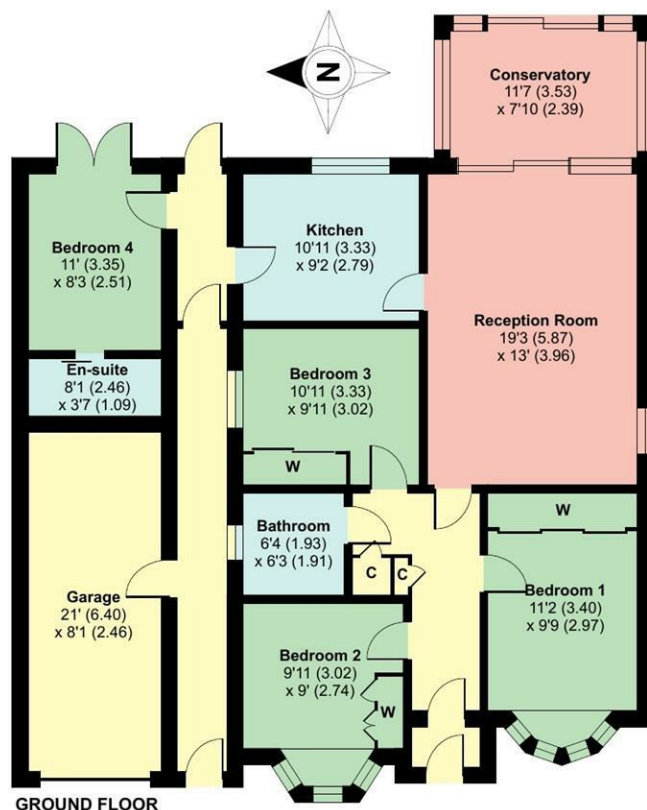
St. Johns Road, Grove, Wantage, OX12

Approximate Area = 1259 sq ft / 117 sq m

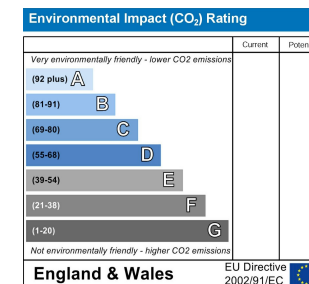
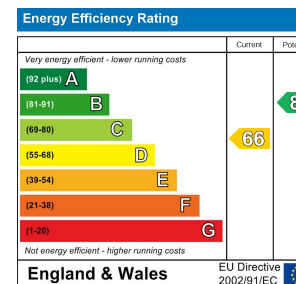
Garage = 172 sq ft / 16 sq m

Total = 1431 sq ft / 133 sq m

For identification only - Not to scale



GROUND FLOOR



DIRECTIONS TO OX12 7NW

what3words:///custodial.contact.absorbs As indicated by our D&S 'For Sale' sign

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.

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5. All measurements are approximate.

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



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