

GREEN & CO



£465,000 9 Douglas Drive , Grove, Wantage, Oxfordshire, OX12 0GL, UK

Freehold



Substantial and well-presented five-bedroom detached family home, pleasantly situated on the popular Wellington Gate development in Grove. Offering approximately 1,522 sq. ft. of internal accommodation, plus an integral garage and separate garden home office, the property offers an excellent combination of generous living space, flexible bedrooms, and practical facilities for modern family life. The ground floor is centred around an impressive 27'11" kitchen/breakfast/family room, providing a superb everyday living and entertaining space with direct access to the garden. A separate 15' living room offers a more formal reception space, while a useful utility room and cloakroom complete the ground-floor accommodation. Upstairs are five bedrooms, offering considerable flexibility for a growing family, guests or additional working space. The principal bedroom benefits from an en-suite bathroom, with the remaining bedrooms served by a family bathroom. A particularly useful addition is the detached home office in the garden, measuring approximately 10'8" x 7'8", ideal for those working from home while retaining separation from the main house. Outside, the property benefits from its own garden, driveway parking and garage, making this an appealing and versatile family home in an established and sought-after Grove development. Importantly, the vendors have already identified an empty property with no onward chain for their related purchase, which could help provide a straightforward and efficient onward move. With five bedrooms, generous reception space and a dedicated garden office, 9 Douglas Drive offers an excellent opportunity for buyers seeking a spacious modern family home on Wellington Gate.

what3words. [w3w.co/tasters.thanks.unfit](https://www.w3w.co/tasters.thanks.unfit).

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.





Estate Service Charge. The vendor informs us that no Estate Service Charge is due until the development has been completed.

Location. The popular village of Grove lies approximately 13 miles south-west of Oxford, where the Thames Valley meets the Berkshire Downs. The village is well positioned for commuters, with the A338 providing convenient access to the A34, M40 and M4, while mainline rail services are available from Oxford, Didcot and Swindon. Surrounded by attractive countryside and traditional farmland, Grove combines a pleasant village setting with the amenities of a thriving modern community. The village has grown considerably from its origins as a small rural settlement and today offers a good range of local shops, schools and everyday facilities. Grove is particularly well served for education, with three primary schools and a secondary school, together with an extensive network of pedestrian walkways providing convenient access around much of the village. The nearby market town of Wantage offers a wider range of shopping, leisure and recreational facilities, making Grove a well-connected and convenient place to live.

Other Material Information. Brick and timber frame construction. Planning Permission has been granted for 1500 dwellings and associated infrastructure on the Grove Airfield and thereabouts.

Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



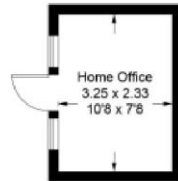


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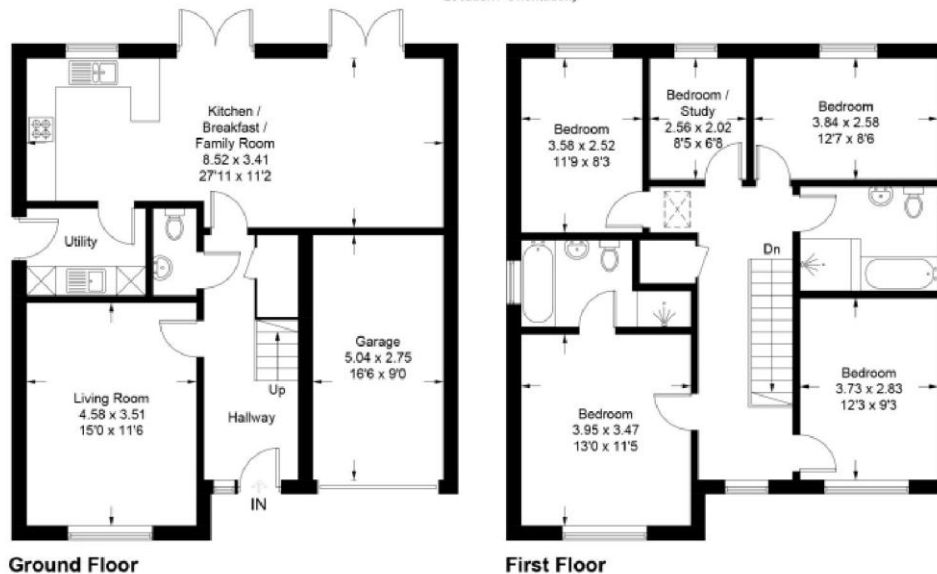
Approximate Gross Internal Area = 141.4 sq m / 1522 sq ft

Garage / Home Office = 21.3 sq m / 229 sq ft

Total = 162.7 sq m / 1751 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

GREEN

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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

The logo for Green & Co. is displayed in white serif font on a dark green rectangular background. The word 'GREEN' is in a larger font size than '& CO'.

Harry Goodman
01235 773 404



James Goodman
01235 773 401



Lizzy Bissessar
01235 773 405

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