



DOUGLAS & SIMMONS



20, Hardwell Close, Grove

Wantage, Oxfordshire

20 Hardwell Close, Grove, Wantage, Oxfordshire, OX12 0BN

Guide Price £380,000 Freehold

A tidily presented three bedroom detached bungalow, enviably positioned within the highly regarded 'Old Grove' and offered to the market with the considerable advantage of no onward chain, offering excellent potential to improve and/or extend.

- No onward chain and with vacant possession • 3 bedrooms • Detached bungalow • Gas boiler and some double glazing replaced in recent years • Garage adjacent plus driveway parking for comfortably two vehicles • Generous sitting room • Conservatory/garden room • Bathroom • Fitted kitchen • Private rear garden



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 tidily presented three bedroom detached bungalow, enviably positioned within the highly regarded 'Old Grove' and offered to the market with the considerable advantage of no onward chain, offering excellent potential to improve and/or extend.

The property offers well-proportioned and versatile accommodation, including three bedrooms, with the third offering excellent flexibility as a formal dining room or study. Adjoining this room is a conservatory/garden room, with doors opening directly onto the private rear garden, creating a particularly pleasant and versatile additional living space.

A well-appointed kitchen and bathroom complete the accommodation, while outside the property enjoys attractive frontage and a private garden to the rear c87' x 27', as well as a garage and driveway parking for comfortably two vehicles.

Further benefits include gas central heating and double glazing, the boiler and some of the double glazing is installed in more recent years.

A particularly appealing opportunity to acquire a detached bungalow in this desirable and established setting, near to local shops and services, offering a versatile layout, private outside space and excellent scope to personalise and enhance.

SERVICES

All mains services connected.

Gas fired central heating.

Ofcom

For broadband and mobile phone coverage please visit:

<https://www.ofcom.org.uk/>.

EER - D.

FLOOR AREA

1121.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND D



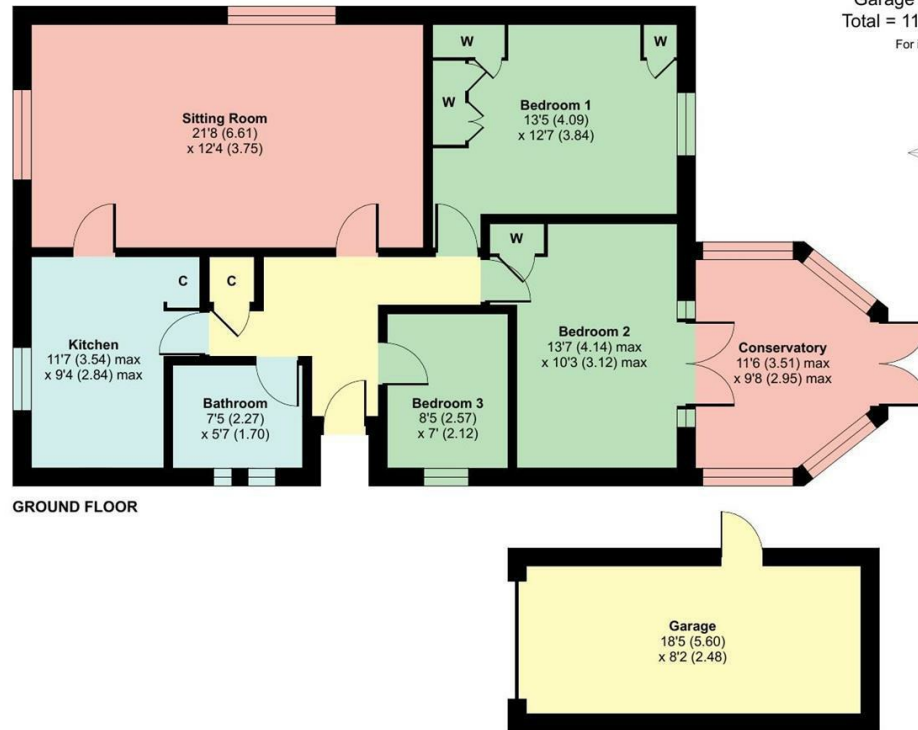
Hardwell Close, Wantage, OX12 0BN

Approximate Area = 970 sq ft / 90.1 sq m

Garage = 151 sq ft / 14 sq m

Total = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2026. Produced for Douglas and Simmons Ltd. REF: 1514161

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

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1. 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.
2. 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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5. All measurements are approximate. GRD/rd 092026

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTIONS TO OX12 0BN

From Brereton Drive, take the turning for Wayland Road and then left in Hardwell Close and bear left, where the property can be found on the right as identified by our D&S For Sale board. [what3words////extensive.importing.trucks](https://www.what3words.com/what3words////extensive.importing.trucks)

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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