

£475,000 21 Wolage Drive, Grove, Wantage, Oxfordshire, OX12 9FB, UK Freehold


GREEN&CO

£475,000 Wolage Drive, Grove

Council Tax Band E

Set across three floors, this impressive semi-detached home offers generous and highly flexible accommodation on the outskirts of Grove. The accommodation opens with a welcoming entrance hall and practical WC, leading through to a well-proportioned kitchen/diner with French doors providing direct access to the rear garden. A separate reception room completes this level. On the first floor is a further spacious reception room with double doors, alongside three bedrooms with built-in storage and a modern family bathroom. The second floor is dedicated to the impressive principal suite, comprising a generous bedroom, dressing room and en-suite shower room. The additional reception rooms provide excellent versatility and could also be utilised as further bedrooms, making the property particularly adaptable to the needs of a growing family, home working or multi-generational living. The property also benefits from an integral garage and off-road parking. Conveniently positioned for local amenities and offered to the market with no onward chain, this substantial home represents an excellent opportunity for families and those looking to upsize.

what3words. w3w.co/eyelashes.boxing.postage.

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. £260.34 per annum as of May 2026.

Location. The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect







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and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

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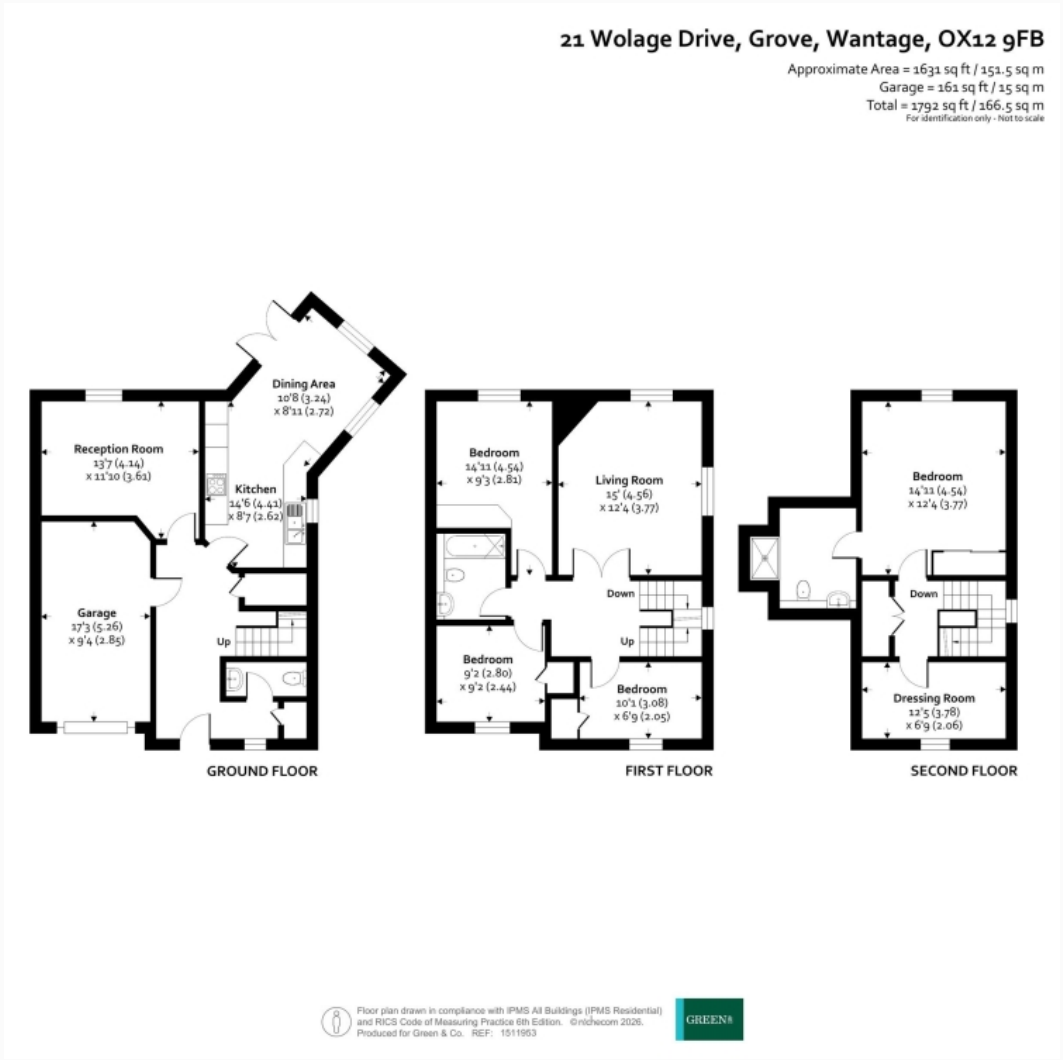






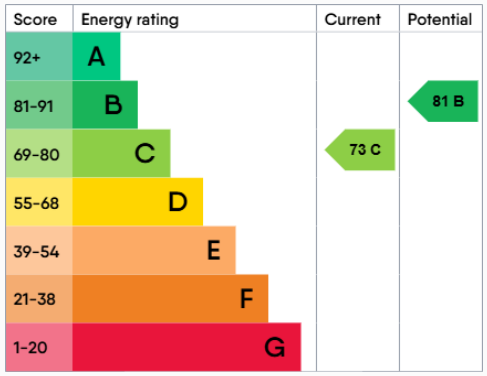



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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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.

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