



{ GROVE OX12  
£3,800 PER MONTH

AVAILABLE 19/03/2026

**Hamptons**  
THE HOME EXPERTS

# { THE PARTICULARS }

Grove OX12

£3,800 Per Month  
Part-furnished

-  5 Bedrooms
-  3 Bathrooms
-  1 Reception

## Features

- Open-plan living space, - Principal bedroom with en-suite and dressing room,
- Second bedroom with en-suite, - Three further bedrooms, - Family bathroom, - Utility room, - Gym/Office & Showroom, - Carport, - Outside storage, - Garden, - Paddock

## Council Tax

Council Tax Band F

Hamptons  
257 Banbury Road  
Summertown, Oxford, OX2 7HN  
01865 578 501  
[oxfordlettings@hamptons.co.uk](mailto:oxfordlettings@hamptons.co.uk)  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

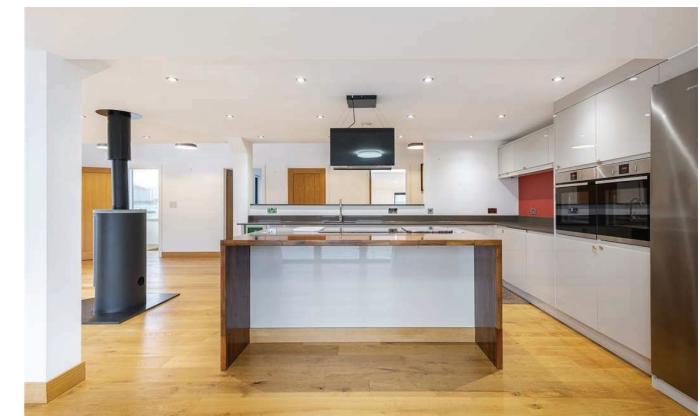
## { A FIVE-BEDROOM HOME ENJOYING ATTRACTIVE COUNTRYSIDE VIEWS }

### The Property

A beautifully presented five-bedroom family home, ideally located between the highly desirable villages of East Hanney and Grove, just a stone's throw from Wantage. The property boasts a contemporary open-plan living space, perfectly suited to modern family life and entertaining. The principal bedroom and second bedroom both benefit from stylish en-suite facilities, complemented by three further well-proportioned bedrooms. Externally, the property enjoys a generous garden, large paddock area along with a double car port featuring a highly useful space above which can be used as an office/gym which further benefits from its own showeroom facility. Conveniently located, the home is approximately 4 miles from Wantage and just 13 miles from Oxford, making it an excellent choice for commuters seeking village living with easy access to nearby towns.

### Location

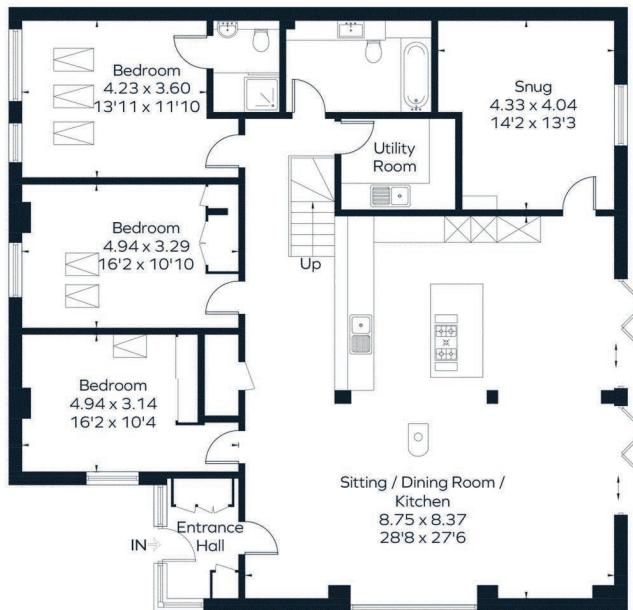
The property is located approximately three miles north of Wantage, offering a range of amenities including public houses, restaurants, a community shop, post office, churches, and St James' C of E Primary School, with excellent private schools nearby. The village enjoys superb transport links via the A34 to the M40 and M4, with Didcot Parkway (approx. 7.4 miles) providing fast services to London Paddington in around 40 minutes. Oxford lies approximately 12 miles away, while Abingdon and Wantage offer a wide range of shopping and leisure facilities.



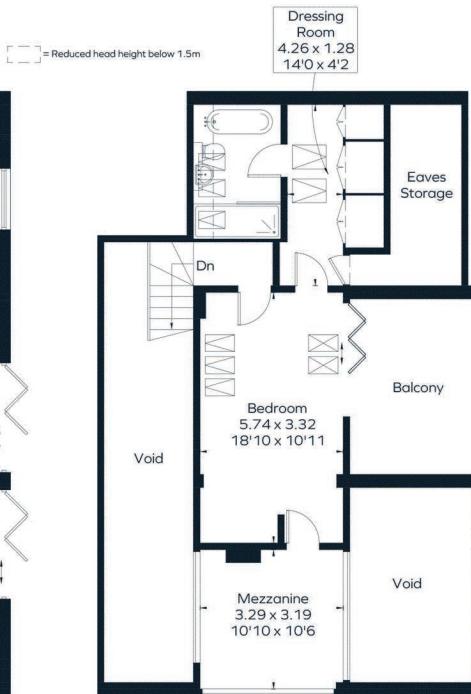
Approximate Floor Area = 226.7 sq m / 2440 sq ft

Outbuildings = 56.5 sq m / 608 sq ft

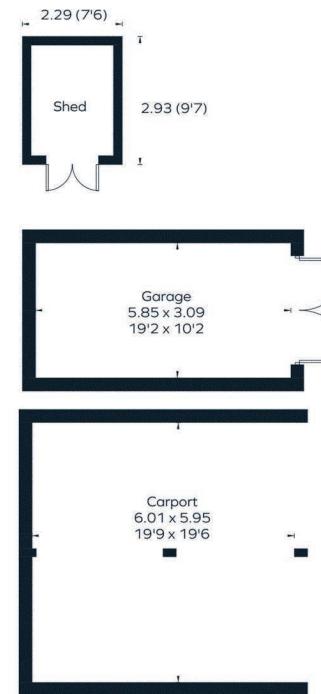
Total = 283.2 sq m / 3048 sq ft (Including Eaves / Excluding Voids / Carport / Shed)



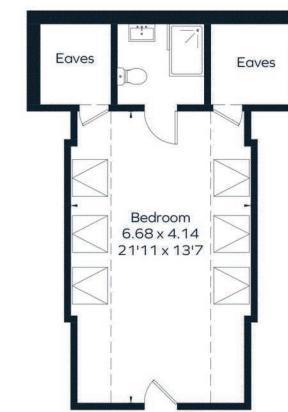
Ground Floor



First Floor



Annexe - Ground Floor  
(Not Shown In Actual Location / Orientation)



Annexe - First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102267

#### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

