

GREEN &
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£795,000 Bridge Farm House, Bridge Farm Close, Grove, OX12 7QF, UK

Freehold



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£795,000 Bridge Farm Close, Grove

Council Tax Band G

Bridge Farm House is an impressive detached farmhouse occupying a generous plot approaching 0.25 acres (0.10 hectares) in a convenient and well-established location within the popular village of Grove. Offered for sale with no onward chain, this substantial family home combines spacious accommodation, character features and attractive gardens, presenting an excellent opportunity for purchasers seeking a property with both charm and versatility. The accommodation extends to five bedrooms and is arranged around a series of well-proportioned reception rooms, providing flexibility for modern family living. The three reception rooms offer a variety of uses, to suit a range of lifestyles. The kitchen forms the heart of the home and is complemented by a useful pantry and separate utility room, providing excellent storage and practical day-to-day functionality. A cellar adds further appeal and offers additional storage space and a cloakroom completes the ground floor. To the first floor, five bedrooms provide comfortable accommodation, all served by a family bathroom and an ensuite shower to master. The generous proportions throughout the house create a sense of space and offer considerable potential for purchasers wishing to personalise or enhance the property to their own requirements. Outside, the property enjoys attractive and mature gardens which wrap around the house, creating a delightful setting and providing a high degree of privacy. The size of the plot further enhances the property's appeal, providing an increasingly rare combination of indoor and outdoor space. A double garage and adjoining carport offer excellent parking and storage facilities, supplemented by additional parking. The property's convenient location within Grove places a wide range of local amenities, schools and transport links within easy reach, while the nearby market town of Wantage provides an excellent selection of shops, restaurants and leisure facilities. Combining generous accommodation, attractive gardens, extensive parking and the advantage of no onward chain, Bridge Farm House represents a rare opportunity to acquire a substantial detached farmhouse in a highly accessible and desirable village setting.



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



what3words. w3w///cabinet.lifeguard.gambles.

Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

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 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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Approximate Area = 2811 sq ft / 261.1 sq m

Garage = 407 sq ft / 37.8 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 3342 sq ft / 310.4 sq m

For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. © Hatched 2020. Produced for Green & Co. REF: 1473379



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 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'.

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