

GREEN & CO



£315,000 16 Maguire Close , Grove, Wantage, Oxfordshire, OX12 0GU, UK

Freehold



£315,000 Maguire Close, Grove

Council Tax Band C

Thoughtfully arranged over three storeys, this three-bedroom semi-detached home offers flexible accommodation, ideally suited to modern living. The ground floor opens onto a dedicated entrance way flowing into a generous living room, leading past a convenient cloakroom/WC to the kitchen at the rear, where French doors open directly onto the garden and provide an excellent connection between the indoor and outdoor spaces. On the first floor are two comfortable double bedrooms together with the family bathroom, while the entire second floor is dedicated to the principal bedroom. This impressive space benefits from built-in storage and a spacious en-suite shower room, creating a private retreat away from the rest of the accommodation. Outside, the property further benefits from driveway parking for two cars and a rear garden. Offered to the market with no onward chain, this appealing property represents an excellent opportunity for first-time buyers, families and young professionals seeking a modern, versatile home.

what3words. [w3w.co/cube.research.tweezers](https://www.w3w.co/cube.research.tweezers).

Utilities. All mains services are connected.

Heating Type. Gas 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 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.

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.

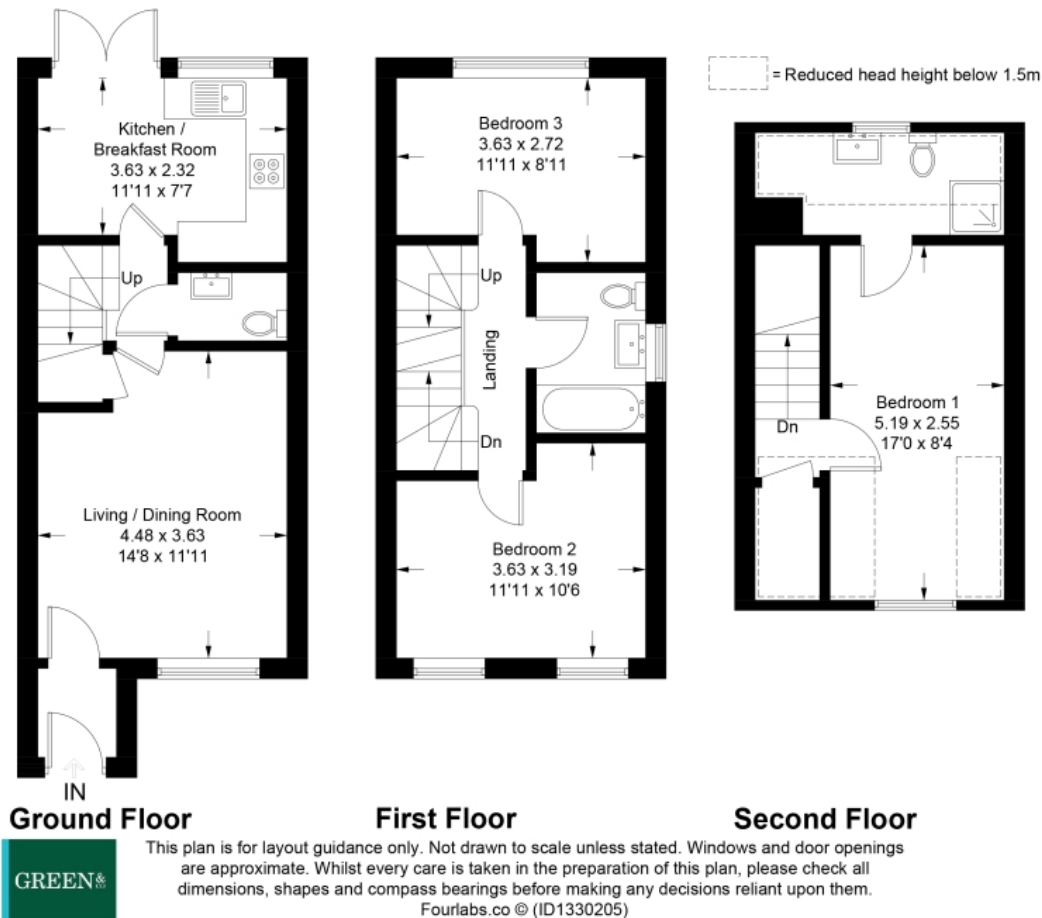




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Approximate Gross Internal Area = 89.1 sq m / 959 sq ft



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 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 background of the top half of the page is a photograph of a three-story red brick building with a brown tiled roof and two chimneys. The building has several white-framed windows, some of which have security bars. To the right, a portion of another building with a sign that says "Campbell's Opti" is visible. In the top left corner, there is a dark green rectangular box containing the "GREEN & CO" logo in white serif font.

GREEN & CO



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