



18 Bosleys Orchard, Grove, OX12 7JP

Guide Price £420,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A well-presented five-bedroom detached family home with garage, ideally situated in the sought-after village location of Grove, within walking distance of local shops and amenities.

The versatile accommodation comprises an entrance hall leading to a spacious and bright sitting room, with doors opening into the dining room and conservatory beyond. The fitted kitchen benefits from a side access door to the garden, with a utility room, integral garage and downstairs shower room/cloakroom completing the ground floor.

To the first floor are two generous double bedrooms with built-in wardrobes, three further bedrooms, and a family bathroom. Bedrooms four and five offer excellent flexibility and could potentially be combined to create a large bedroom with en-suite facilities.

Externally, the front garden features a block-paved driveway providing off-road parking and access to the garage, alongside a small lawned area. The rear garden is a particular feature, enjoying a westerly aspect with patio areas ideal for entertaining and artificial lawn. A rear gate opens onto attractive green space and Letcombe Brook. Further benefits include gas-fired central heating and double glazing.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used.



Key Features

- Five bedroom detached house
- Spacious sitting room
- Kitchen
- Dining room
- Conservatory
- Ground floor shower room / cloakroom
- Family Bathroom
- Westerly facing rear garden
- Integral Garage and driveway parking
- Council Tax Band: D EPC Rating: C

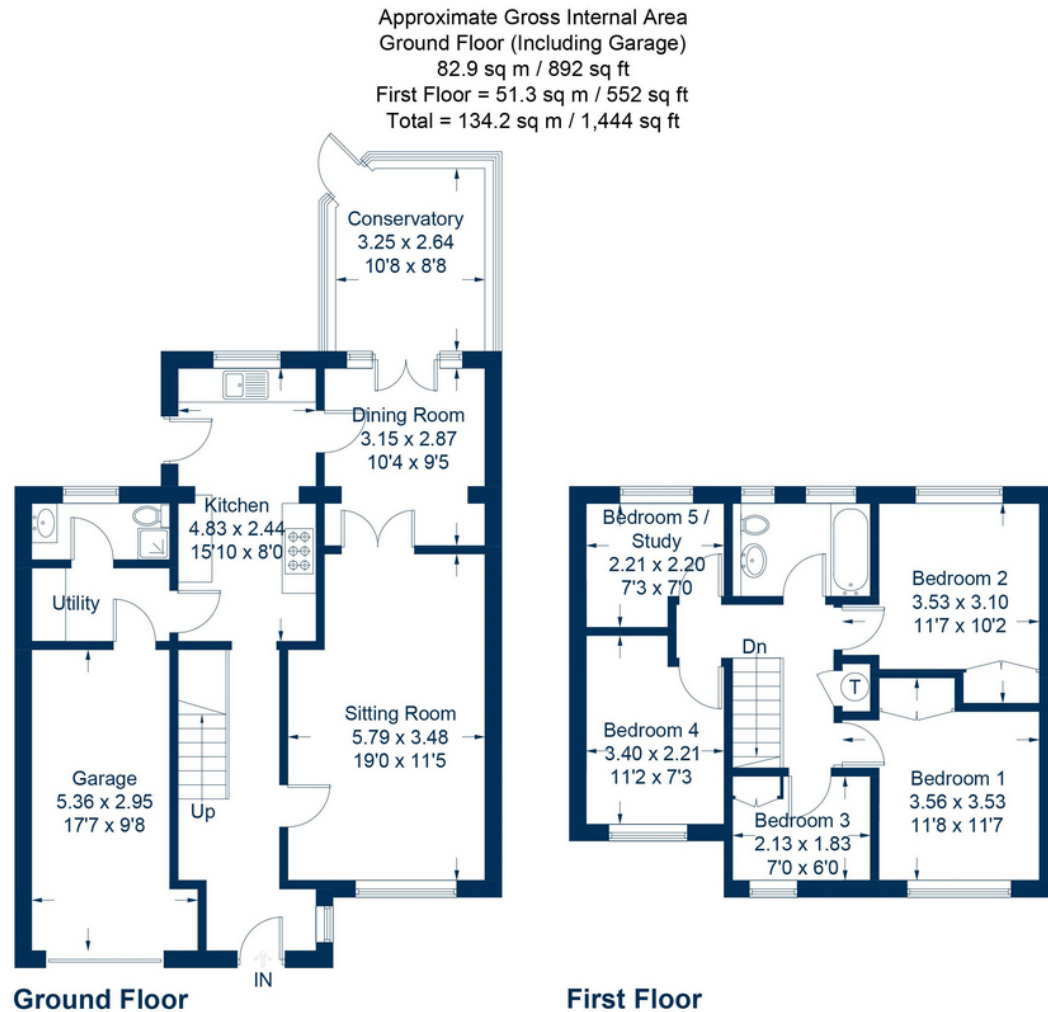
The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9miles) offering a fast service to London Paddington c.40 minutes

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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