



DOUGLAS & SIMMONS



3, Vicarage Close Grove,
Wantage, Oxfordshire

3 Vicarage Close Grove, Wantage, Oxfordshire, OX12 7NS

Guide Price £395,000 Freehold

Situated in desirable 'Old Grove' convenient for the Millbrook Shopping Centre, first time to the market in 51 years, this much treasured family home has been well cared for and yet offers potential to extend or improve, subject to the usual requirements.

• First time to the market in 51 years • Detached • Integral garage and driveway parking for 2 vehicles • No onward chain • Good sized rear garden • Gas central heating • Kitchen/breakfast room • Cloakroom • 3 bedrooms • Bathroom with shower cubicle and a bath



LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

DESCRIPTION

Situated in desirable 'Old Grove' convenient for the Millbrook Shopping Centre, first time to the market in 51 years, this much treasured family home has been well cared for and yet offers potential to extend or improve, subject to the usual requirements.

Major features of note include a spacious entrance hall, downstairs WC as well as a good sized sitting/dining room and an adjacent conservatory, kitchen/breakfast room and a cloakroom. The conservatory does require some attention and a builders assessment will be available.

To the first floor there are three good sized bedrooms and a bathroom with a bath and a shower, as well as a separate WC.

Outside, the property has a smart block paved driveway providing off street parking for two vehicles leading to the integral single garage; further parking could also be created by adapting the remaining area of garden to the front. A good sized and enclosed garden to the rear C. 40'x35'.

Offered to the market with no ongoing chain.

EER-D.

SERVICES

All mains services connected.
Gas fired central heating.

Ofcom

For broadband and mobile phone coverage please visit:
<https://www.ofcom.org.uk/>.

FLOOR AREA

1244.00 sq ft

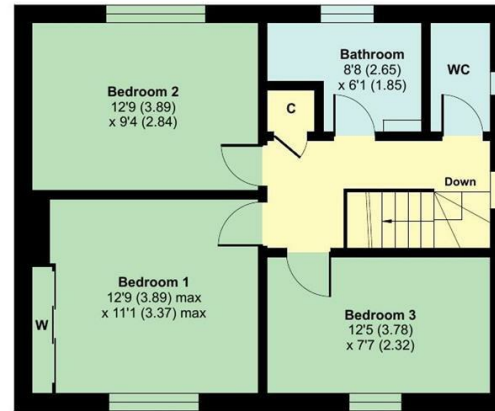
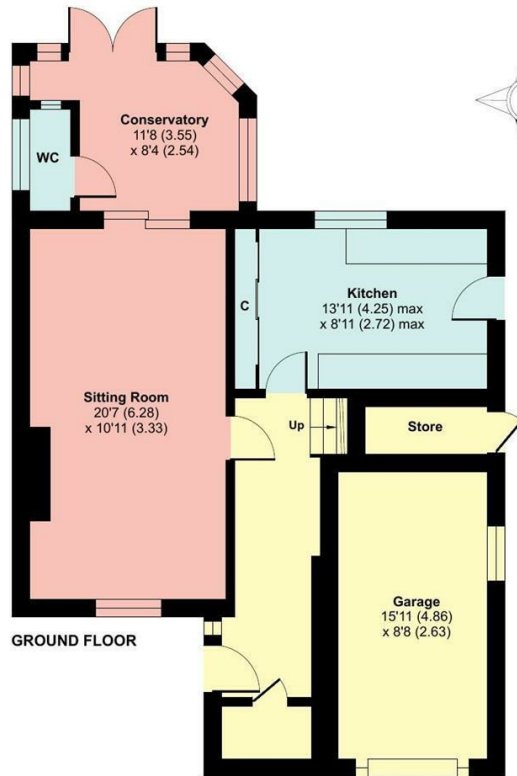
Vale of White Horse District Council
COUNCIL TAX BAND D



Vicarage Close, Grove, Wantage, OX12

Approximate Area = 1093 sq ft / 101.5 sq m
Garage = 133 sq ft / 12.4 sq m
Outbuilding = 18 sq ft / 1.7 sq m
Total = 1244 sq ft / 115.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2026. Produced for Douglas and Simmons Ltd. REF: 1537270

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate. **1429 GRD/RD 102026**

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTIONS TO OX12 7NS

what3words:///teams.minimums.kilt as identified by our D&S For board.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



25 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: sales@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk



26 Market Place
Wantage
Oxfordshire
OX12 8AE
Tel: 01235 766222
email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk