

GREEN & CO



£399,950 13 Wayland Road Grove, Grove, Wantage, Oxfordshire, OX12 0BG,

Freehold



£399,950 Wayland Road, Grove

Council Tax Band D

A well-presented three-bedroom detached family home situated in a popular residential area, conveniently located close to well-regarded schools and a range of local amenities. The accommodation features a spacious entrance hall, a cloakroom with WC, a generous kitchen/dining room with doors opening onto the rear patio, a comfortable sitting room, three well-proportioned bedrooms, and a stylish refitted family bathroom. Outside, the property benefits from a fully enclosed rear garden, a garage with an adjoining carport, and driveway parking.

what3words. [w3w.co/playback.crypt.flopped](https://www.what3words.com/w3w.co/playback.crypt.flopped).

Utilities. All mains 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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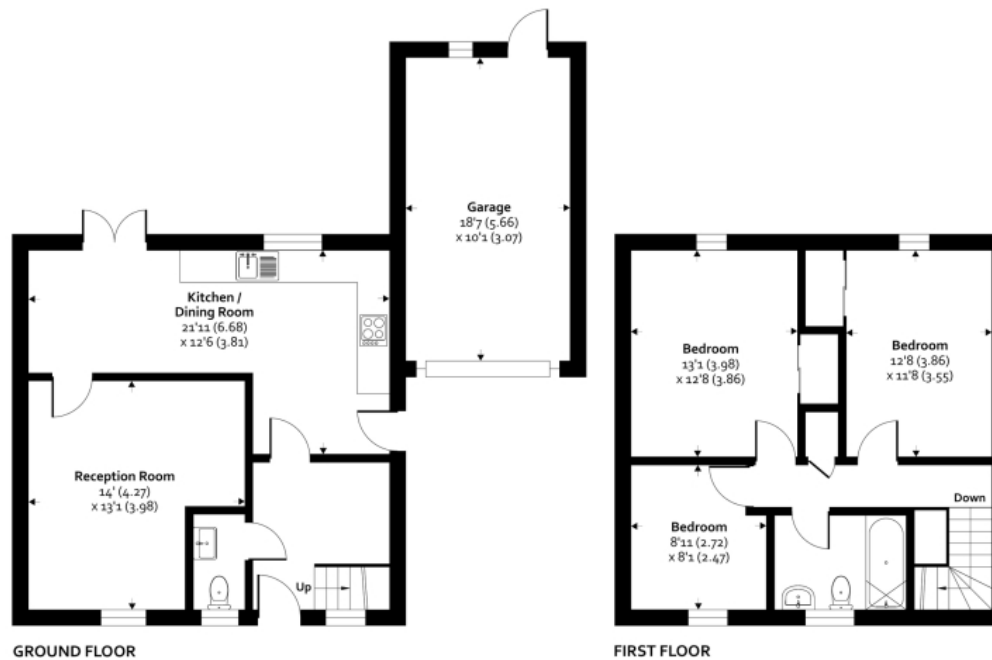




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Approximate Area = 969 sq ft / 90 sq m  
Garage = 187 sq ft / 17.4 sq m  
Total = 1156 sq ft / 107.4 sq m  
For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©Nichecom 2025. Produced for Green & Co. REF: 1483160



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 78 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 slide is a photograph of a three-story red brick building with white-framed windows and a tiled roof. In the top left corner, there is a dark green rectangular box containing the company logo. The logo consists of the word "GREEN" in a large, white, serif font, followed by "& CO" in a smaller, white, sans-serif font.

# GREEN & CO



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