

GREEN &
CO



£475,000 Rose Cottage Main Street, Grove, Oxfordshire, OX12 7JT, UK

Freehold



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£475,000 Main Street, Grove

Council Tax Band D

Well-presented and deceptively spacious, this charming four-bedroom detached cottage is arranged over three floors and offers flexible family accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious fitted kitchen, a formal dining room with an adjoining study area, and a superb sitting room that flows into a conservatory overlooking the attractive cottage-style rear garden. On the first floor, the impressive master bedroom benefits from a contemporary en suite shower room, alongside a further bedroom and a modern family bathroom. The second floor provides two further good-sized bedrooms, together with a cloakroom fitted with a WC and wash-hand basin. Outside, the beautifully stocked rear garden enjoys a patio area, creating an ideal space for outdoor entertaining and relaxation. To the front is a small garden and driveway parking for two vehicles, completing this delightful family home.

what3words. w3w.co /brightens.rather.bearings

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,



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



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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Rose Cottage, Main Street, Grove, Wantage, OX12 7JT

Approximate Area = 1588 sq ft / 147.5 sq m
Including Limited Use Area(s) = 20 sq ft / 1.9 sq m
Total = 1608 sq ft / 149.4 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©Nichicom 2025. Produced for Green & Co. REF: 1496296



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 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 with multiple panes. 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.

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Harry Goodman
01235 773 404



James Goodman
01235 773 401



Kevin Flanagan
01235 773 403

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