



Caldecote Grove Bridge, Grove
£935,000

Waymark

Caldecote Grove Bridge

Grove, Wantage

NO CHAIN Set within beautifully established grounds extending to around 1.36 acres, the property enjoys a truly special setting. The rear gardens are a standout feature, incorporating the Letcombe Brook, and remnants of the historic Wilts and Berks Canal wall, creating a peaceful and characterful landscape. The property is in need of renovation, however presents exceptional potential to create a truly bespoke home.

The bungalow itself offers generous and versatile accommodation, comprising a kitchen, a dining room with bay window, and a large living room also featuring a bay window. A further reception room provides additional flexibility and leads through to two well-proportioned bedrooms. The property also benefits from a good-sized master bedroom with built-in wardrobes, alongside a fourth single bedroom. The family bathroom has been converted into a wet room, complemented by a separate cloakroom. In addition, there is a conservatory which serves perfectly as a garden room, enjoying attractive views over the beautifully maintained gardens. The bungalow retains a number of appealing features, including high ceilings and large windows that flood the interior with natural light. Thanks to its position within the plot, the property enjoys a pleasant outlook from all aspects, enhancing the sense of space and connection to the surrounding gardens.





Caldecote Grove Bridge

Grove, Wantage

Externally, the property is surrounded by beautifully maintained wrap-around gardens, featuring manicured lawns bordered by mature trees that create a high degree of privacy and a wonderfully tranquil setting. A large pond forms a striking focal point to the rear of the garden, enhancing the sense of seclusion and providing an attractive natural feature within the grounds. To the side of the property is a double garage with an additional room to the rear, previously used as an office. A separate single garage is also located nearby. A large driveway provides ample off-road parking, while the generous lawned frontage offers further potential for additional parking if required. The frontage is well established with mature planting, creating an excellent degree of privacy from the road.

The opportunities continue, with planning permission already granted for the construction of an additional dwelling to the right-hand side of the bungalow, positioned toward the boundary. Full details of the approved scheme can be found on the Vale of White Horse District Council website under reference P22/V0329/FUL.



Caldecote Grove Bridge

Grove, Wantage

Material Information - The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler. Conservation Area - No. Very low risk of flooding according to Gov.uk. Mobile Coverage - Outstanding. Broadband - Ultrafast available. For further details please check

www.ofcom.org.uk.

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



Caldecote Grove Bridge

Grove, Wantage

- Four Bedroom Detached Bungalow Offering Vast Potential
- Set Within Beautifully Landscaped Grounds Extending to Approximately 1.36 Acres
- Spacious & Versatile Accommodation With Four Reception Rooms
- Double Garage With Office Room Attached Along With Separate Garage
- Wrap Around Gardens Providing Pleasant Aspect From All Rooms





Waymark Wantage

Waymark Property, 23 Wallingford Street, Wantage – OX12 8AU

01235 645 645

wantage@waymarkproperty.co.uk

<http://www.waymarkproperty.co.uk>

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.