

£325,000 2 Tulwick Court, Grove, Oxfordshire, OX12 9FG, UK Freehold


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£325,000 Tulwick Court, Grove

Council Tax Band D

Set on the outskirts of Grove, this four-bedroom townhouse offers flexible accommodation thoughtfully laid out across three floors. The ground floor opens with an entrance hall leading to a useful cloakroom and recently refurbished kitchen, featuring a breakfast bar opening onto the living room at the rear of the home. This creates a bright, sociable space, allowing the kitchen and living areas to feel connected while each retains its own identity. On the first floor, the original principal bedroom is served by an ensuite shower room, while two further bedrooms are accompanied by the main bathroom, offering flexibility for family life, visiting guests or those needing space to work from home. The accommodation is completed on the second floor, where a principal suite spans the entire level. Here, thoughtful use of the eaves provides useful storage alongside a further ensuite shower room. A feature bathtub sits beneath the sloping ceiling, making clever use of the space to create a warm, cosy area in which to unwind. Outside, the home benefits from a private parking space to the front, while the rear garden offers a practical outdoor space conveniently accessed through the living room's French doors. The property is offered with the further advantage of no onward chain.

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Utilities. All main services are connected.

Heating Type. Gas-fired central heating to radiators.

Estate Service Charge. Annual Estate Service Charge of £260.40, as of May 2026.

Location. The popular village of Grove lies approximately 13 miles south-west of Oxford, where the Thames Valley meets the Berkshire Downs. The village is well







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positioned for commuters, with the A338 providing convenient access to the A34, M40 and M4, while mainline rail services are available from Oxford, Didcot and Swindon. Surrounded by attractive countryside and traditional farmland, Grove combines a pleasant village setting with the amenities of a thriving modern community. The village has grown considerably from its origins as a small rural settlement and today offers a good range of local shops, schools and everyday facilities. Grove is particularly well served for education, with three primary schools and a secondary school, together with an extensive network of pedestrian walkways providing convenient access around much of the village. The nearby market town of Wantage offers a wider range of shopping, leisure and recreational facilities, making Grove a well-connected and convenient place to live.

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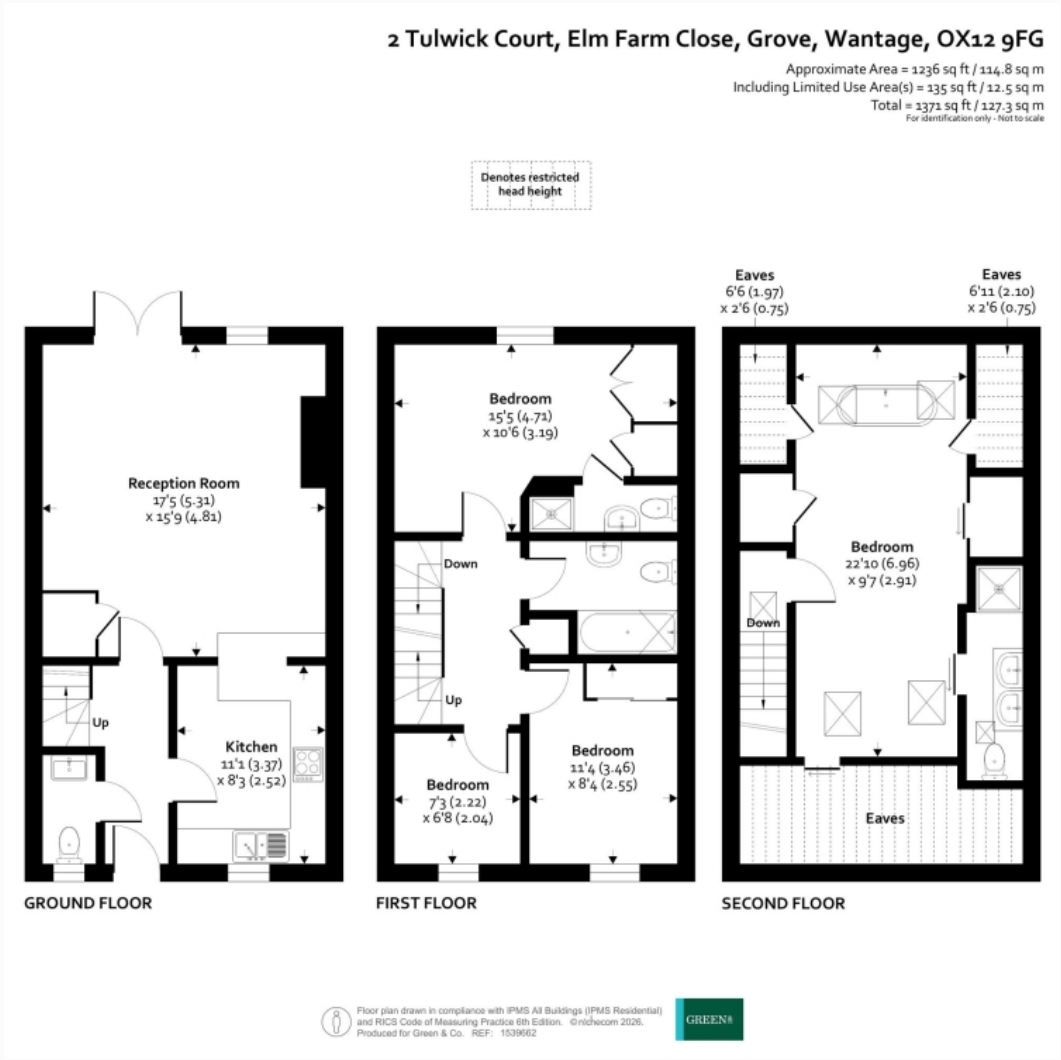






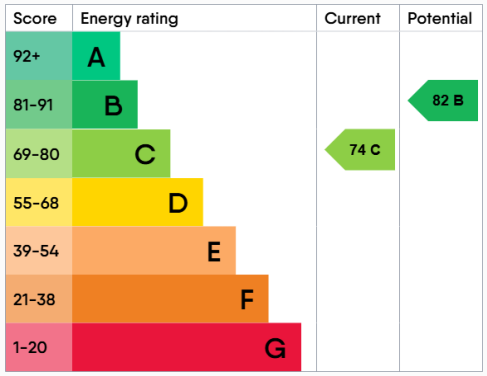



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Ofcom. For broadband speeds and mobile coverage, visit https://www.ofcom.org.uk/.

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.

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