

GREEN &  
CO



£207,500 8 Wolage Drive, Grove, Wantage, Oxfordshire, OX12 9FJ, UK

Leasehold

£207,500 Wolage Drive, Grove

Council Tax Band C

Situated on the first floor, this well-presented apartment enjoys a convenient location close to the centres of both Wantage and Grove, as well as the recently completed Lidl, providing easy access to a range of local amenities. The property features a spacious principal double bedroom with its own ensuite shower room, while a separate main bathroom serves the second bedroom and guests. The accommodation is further enhanced by a bright and sociable open-plan living and dining area that flows seamlessly into the kitchen. Additional benefits include an allocated parking space and the advantage of no onward chain, making this an attractive opportunity for investors, first-time buyers, or those looking to downsize.

**Utilities.** All mains services are connected, with the exception of gas. **Heating Type.** Electric storage heaters.

**Leasehold, Service Charge and Ground Rent.** 125 years from 1<sup>st</sup> July 2002. The annual Service Charge is £1,646.38 as of May 2025. The Ground Rent is paid annually at £200, with a review every 25 years, doubling thereafter. From our experience, a Deed of Variation will likely be required on this purchase.

**what3words.** [w3w.co/different.absent.cook](https://www.what3words.com/different.absent.cook).

**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.

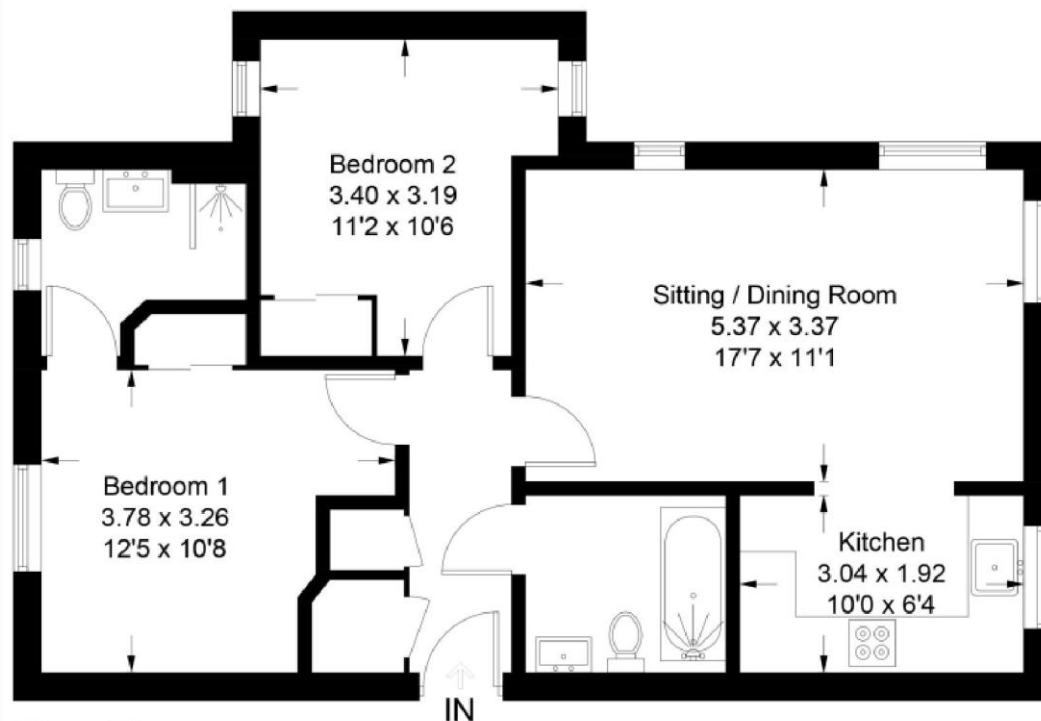
**Material Information.** Some library images have been used in the marketing material for this property.



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## 8 Wolage Drive, Grove, Wantage, OX12 9FJ

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



### First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Fourlabs.co © (ID1280133)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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>.

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