
DOUGLAS & SIMMONS
16, Laurel Crescent, Grove
Wantage, Oxfordshire

16 Laurel Crescent, Grove, Wantage, Oxfordshire, OX12 7HZ

Guide Price £400,000 Freehold

Situated in the highly sought-after Laurel Crescent in Old Grove, this attractive detached home comes to the market for the first time in over 60 years, presenting a rare opportunity to acquire a property with exceptional potential in a sought after location.

• Larger than average plot, rear garden c.83' x 43' • Tremendous potential to extend/or improve, in need of some modernisation • Garage and parking for a number of vehicles • Mains gas central heating • 4 bedrooms • Sitting room with open fireplace and parquet flooring • Dining room with parquet flooring • Kitchen, first floor bathroom and additional ground floor WC • Hall with parquet flooring • Double glazing and mains gas central heating





LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website http://www.grove-oxon.org.uk/.

DESCRIPTION

Best and final offers Monday 29th June mid day

Situated in the highly sought-after Laurel Crescent in Old Grove, this attractive detached home comes to the market for the first time in over 60 years, presenting a rare opportunity to acquire a property with exceptional potential in a sought after location.

Occupying a generous mature plot, rear garden 83' 43' and the house extending to approximately 1,442 sq. ft, the property offers excellent scope for extension, refurbishment, and modernisation (subject to the usual consents), making it ideal for buyers looking to create a superb long-term family home.

The accommodation includes a spacious entrance hall, two well-proportioned reception rooms, including a sitting room with open fireplace and a dining room with parquet flooring, together with a kitchen and ground floor WC.

To the first floor are four good-sized bedrooms and a family bathroom.

A standout feature is the larger-than-average rear garden, enjoying a high degree of privacy with mature planting and a peaceful wildlife pond.

The property also benefits from a garage, store, and ample driveway parking for several vehicles.

SERVICES
All mains services connected.
Gas fired central heating to radiators.

FLOOR AREA

1442.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E











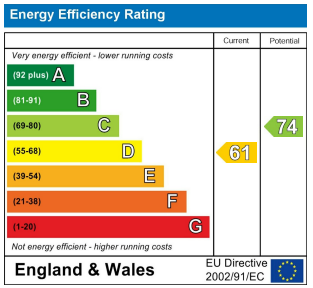


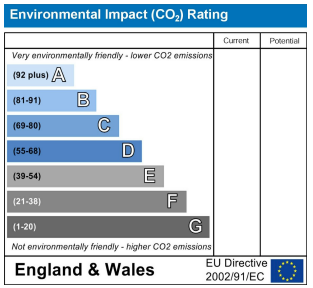
Laurel Crescent, Grove, Wantage, OX12

Approximate Area = 1238 sq ft / 115 sq m
Garage = 192 sq ft / 17.8 sq m
Outbuilding = 12 sq ft / 1.1 sq m
Total = 1442 sq ft / 133.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Douglas and Simmons Ltd. REF: 1433242





DIRECTIONS TO OX12 7HZ

what3words///fully.emporium.towns As you enter Laurel Crescent from Main Street (turning right into Laurel Crescent) the property can be found on the left hand side as identified by our D&S For Sale board.

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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The Property Ombudsman

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons

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