

GREEN &
CO



£310,000 12 Sharland Close, Grove, Wantage, Oxfordshire, OX12 0AF, UK

Freehold



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£310,000 Sharland Close, Grove

Council Tax Band C

A three/four-bedroom family home situated in a sought-after residential area, conveniently positioned close to local amenities. This extended property offers excellent potential and would now benefit from modernisation. The accommodation includes a spacious open-plan sitting room leading to the dining area, with doors opening onto the rear patio, ideal for indoor-outdoor living. The extended kitchen provides additional space, and the ground floor further benefits from a bedroom and shower room, offering flexible living arrangements. Upstairs comprises three well-proportioned bedrooms, a family shower room, and a separate W.C. Externally, the rear garden features a patio area with steps leading down to Letcombe Brook, creating an attractive natural backdrop. To the front, a driveway provides ample off-road parking.

what3words. [w3w.co/](https://www.what3words.com/)usages.nerves.saves

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>. If Rightmove has deleted this link, please click on the attached PDF brochure and follow the link provided there.

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



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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.

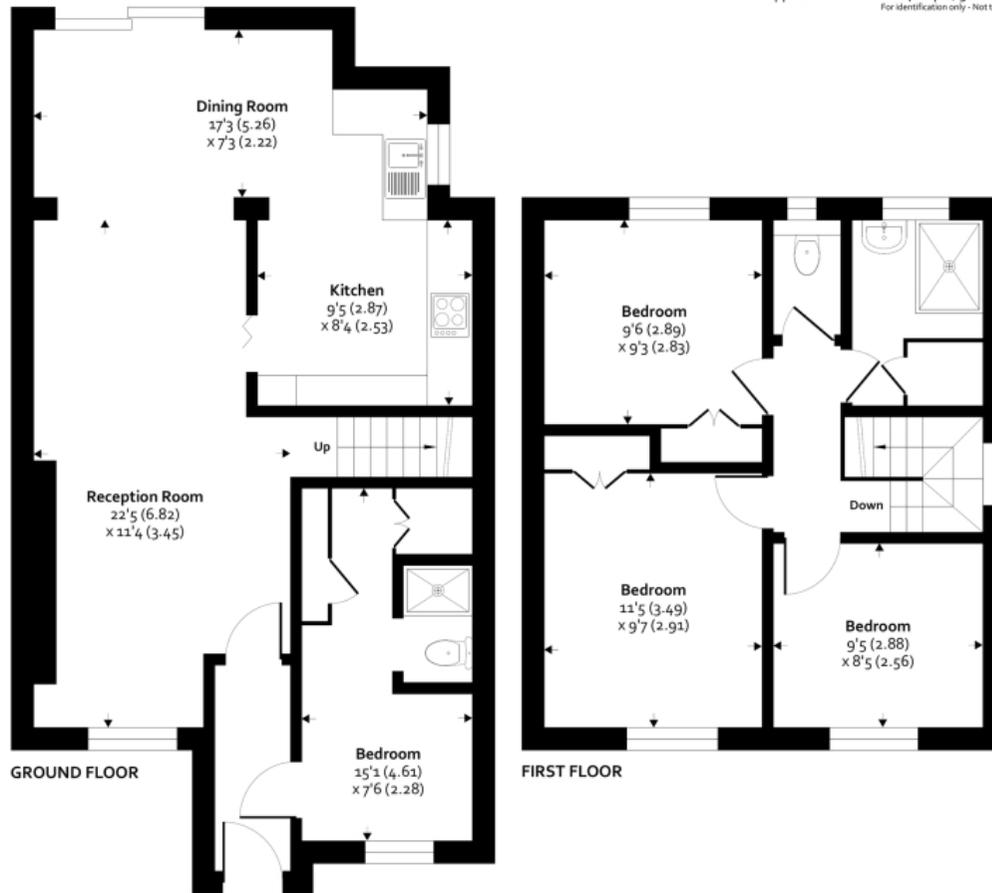
Other Material Information. The property is situated next to the Letcombe Brook, the vendor informs us the property has never flooded.





12 Sharland Close, Grove, Wantage, OX12 oAF

Approximate Area = 1040 sq ft / 96.6 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). © ricshecom 2026. Produced for Green & Co. REF: 1409046



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Buyers must check the availability and/or any particular aspect of the property that could be of importance to them before booking an appointment to view or embarking on any journey to see it. Floor plans are provided entirely for illustrative purposes only and are NOT to scale. These particulars are copyright and are not to be reproduced in anyway without our written consent.

CONSUMER PROTECTION REGULATIONS AND UNFAIR TRADING REGULATIONS 2008

Green & Co has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers should seek professional advice. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Unless stated otherwise fitted carpets, curtains, window dressings, fixtures and fittings may not be included. However, they may be available by separate negotiation.

DATA PROTECTION ACT 2018

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