



11 Boucher Close, Grove  
£320,000

Waymark

# 11 Boucher Close

Grove, Wantage

A spacious and extended three bedroom end of terrace home, tucked away at the end of the road in a pleasant position overlooking greenery. Well maintained throughout and offering generously proportioned accommodation, the property provides excellent family living space and should be viewed internally to be fully appreciated.

The ground floor features a useful entrance porch leading through to the good-sized living room, which enjoys a pleasant outlook and benefits from built-in understairs storage. To the rear is an impressive extended open-plan kitchen/dining room, providing an excellent heart to the home with ample space for both family dining and entertaining. A door provides direct access to the fully enclosed rear garden.

The hallway provides access to a ground floor cloakroom and stairs rising to the first floor. Upstairs, the property offers three bedrooms, including two well-proportioned bedrooms with built-in wardrobes to the master, and a useful third bedroom, together with a modern family bathroom.

Externally, the property benefits from a fully enclosed rear garden, providing a pleasant outdoor space for relaxing and entertaining. A garage located adjacent to the property provides valuable additional storage and parking facilities. Further benefits include solar panels, helping to keep household energy costs down.





## 11 Boucher Close

Grove, Wantage

Furthermore, the property is conveniently located for local amenities in Grove, with a range of shops and everyday facilities nearby, whilst also offering easy access into the nearby market town of Wantage, providing a wider selection of amenities, shops, cafés and restaurants.

**Material Information:** The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler which was replaced 6 years ago and there uPVC double glazing throughout. Conservation Area - No. Very low risk of flooding according to Gov.uk. Mobile Coverage - Good outdoor, variable in-home for EE & Three. Good outdoor for Vodafone & O2 according to Ofcom. Please check as mobile networks may vary. Broadband - Ultrafast available . We are not aware of any planning permissions currently in place, or any local planning developments, that would adversely affect the property.



## 11 Boucher Close

Grove, Wantage

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

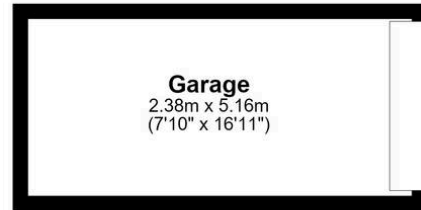
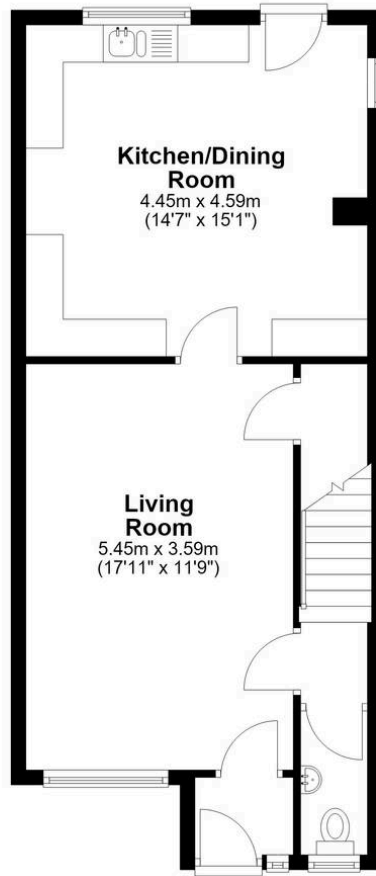
- Spacious & Extended Three Bedroom End of Terrace Home
- Impressive Kitchen/Dining Room To The Rear
- Generous Living Room With Pleasant Outlook
- Ground Floor Cloakroom & Modern Family Bathroom
- Garage
- Solar Panels
- Pleasant Position Overlooking Greenery
- Convenient Grove Location, Close To Amenities





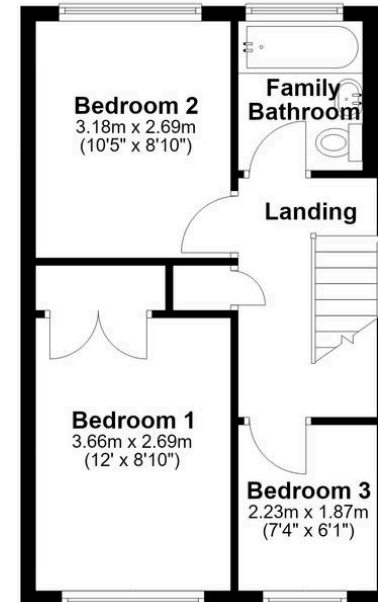
### Ground Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 96.3 sq. metres (1036.8 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

## Waymark Wantage

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