



Kingfishers, Wantage, OX12 7JN

£365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A four bedroom end of terrace property situated on a large plot within easy access to local shops and amenities.

This fantastic home offers over 1600 sq ft of living accommodation and comprises entrance porch, large dining room, 23ft double aspect sitting room through to the conservatory, kitchen with a number of built in units and breakfast bar, lean to utility room and cloakroom.

To the first floor a hallway with storage cupboards, a large master bedroom with fitted wardrobe, refitted family bathroom, three good sized further bedrooms of which bedroom two has built in storage and views over the rear garden, and a shower room.

Outside a stunning feature is the large rear garden with side access and attractively bordered by Letcombe brook, to the front parking can be found with plenty of non allocated nearby and a garage in block at the end of the terrace.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal indicates to a high risk of flooding however has not flooded since 2007 when particular circumstances led to flooding in the local area. We are not aware of any planning permissions in place which would negatively affect the property.





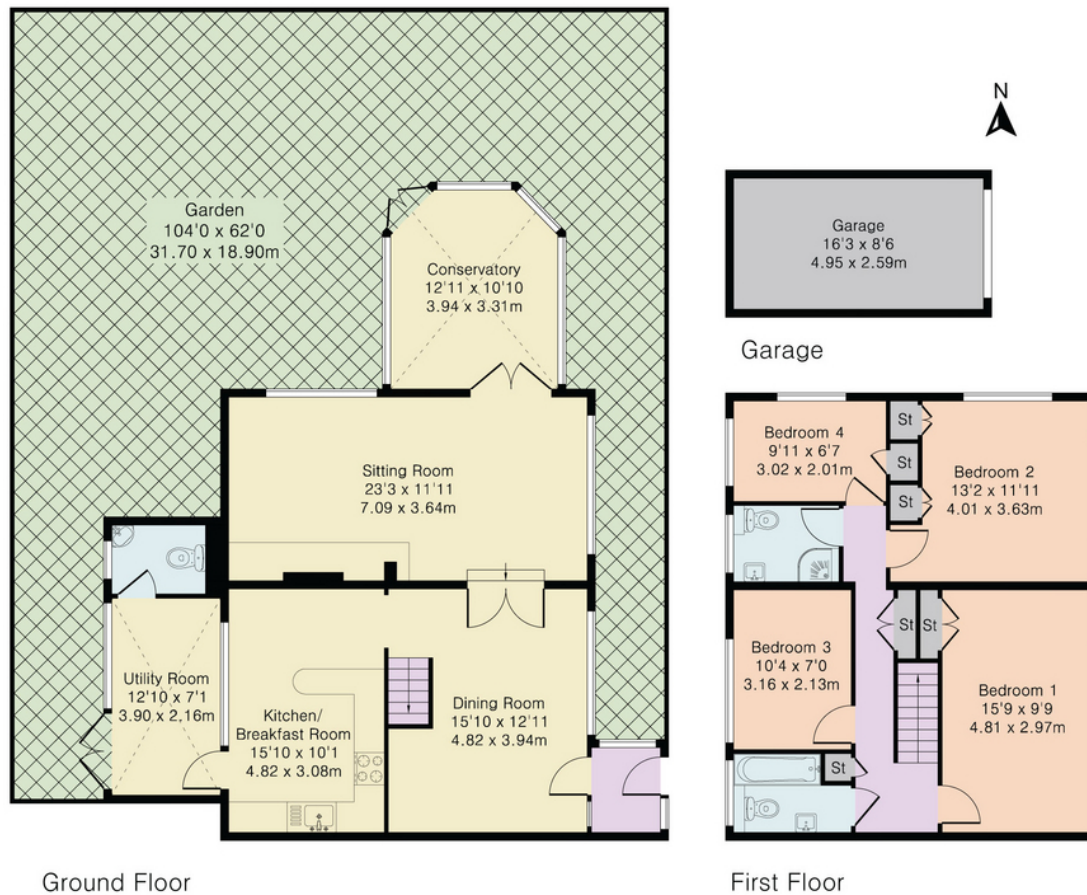
## Key Features

- Four bedrooms
- Attractive large garden
- Sitting room
- Dining room
- Kitchen
- Two Bathrooms
- Garage
- Cloakroom
- Conservatory
- EPC rating: C, Council tax band: D

## The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located c. 13 miles southwest of the historical university city of Oxford Grove has some of the finest schooling on its doorstep. Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by communications with access to the A34 connecting to the M4 in the south and the M40 in the north. There is a mainline station at Didcot (c.9 miles) offering a fast service to London Paddington c. 40 minutes.

Approximate Gross Internal Area 1739 sq ft – 162 sq m  
 Ground Floor Area 948 sq ft – 88 sq m  
 First Floor Area 653 sq ft – 61 sq m  
 Garage Area 138 sq ft – 13 sq m



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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