



Shannon Close, Wantage, OX12 7PT

£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A wonderful four bedroom detached house situated on a quiet cul-de-sac in 'Old Grove'.

This lovely property has been extended over the years and boasts entrance hall, bright and airy dining room overlooking the front, 20 ft sitting room with fire place and French doors onto the West facing garden. There is a kitchen dining room overlooking the garden, downstairs WC and side access to a covered storage area/utility room. with store cupboard.

On the first floor are four double bedroom all with built in storage and one with a shower. There is a bathroom and separate toilet.

To the front of the house is a large paved and concreted driveway with an integrated garage. The rear garden is west facing and measure over 70 ft which is split into two halves. the first section has a large patio area, wooden pergola and mainly laid to lawn with hedges either side providing a privacy, there is a large shed down the side of the house. The second half is made up of a green house, shed and would make a great vegetable garden.



Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking. 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 generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property



Key Features

- Four bedroom detached house
- West facing garden
- Kitchen breakfast room
- 20 ft sitting room
- Downstairs WC
- Separate dining room
- Integrated garage
- Paved driveway
- Quiet Cul-de-Sac in 'Old Grove'
- Council tax band: E, EPC rating: D

The Location

Grove is situated approximately 1.5 miles north of Wantage. Old Grove in particular lies adjacent to open countryside and excellent transport links via the A338. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools a 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 south west of the city of Oxford, Grove and nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by commuting links 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.

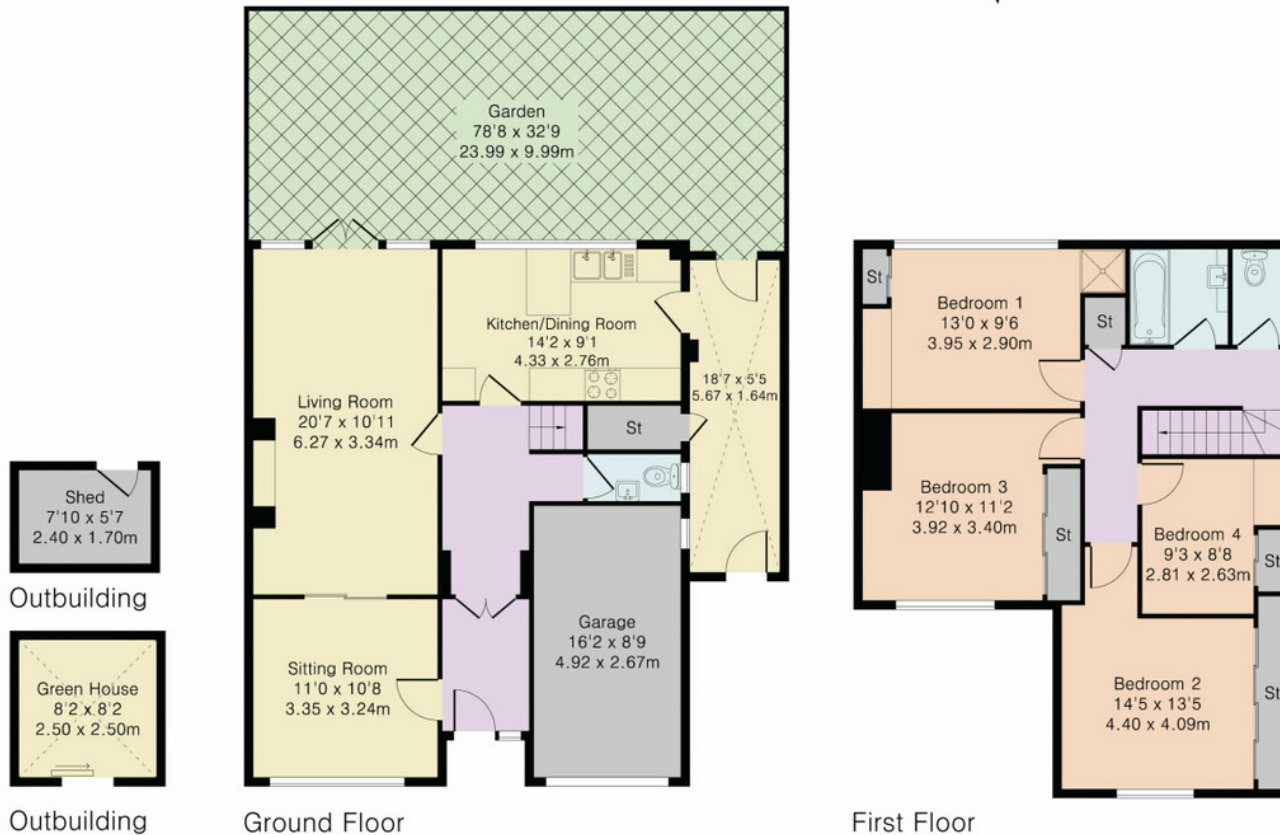


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Approximate Gross Internal Area 1685 sq ft – 156 sq m
Ground Floor Area 895 sq ft – 83 sq m
First Floor Area 679 sq ft – 63 sq m
Outbuilding Area 111 sq ft – 10 sq m



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