



Collingbourn Road, Grove, OX12 7FR

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Immaculately presented three bedroom detached property built by David Wilson Homes in 2020.

This stunning property comprises a spacious entrance hall with storage cupboard and cloakroom. The dual aspect sitting room has French doors leading to the rear garden. The kitchen/dining/family room has a range of base and eye level units with integrated fridge, freezer, dishwasher, double oven, hob and extractor fan, large storage cupboard and French doors to the rear patio.

To the first floor the bright and airy landing gives access to the three double bedrooms and family bathroom. The master has a dressing area with built in wardrobes and large en-suite shower room and air conditioning unit.

To the front of the property the driveway provides parking for two vehicles in front of the detached garage. Side access to the rear garden which has recently been landscaped to include a large patio area, raised shrub borders and astro turf lawn. A courtesy door from the garden leads into the garage which includes a workshop.

Estate Maintenance charge £215 per annum

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.



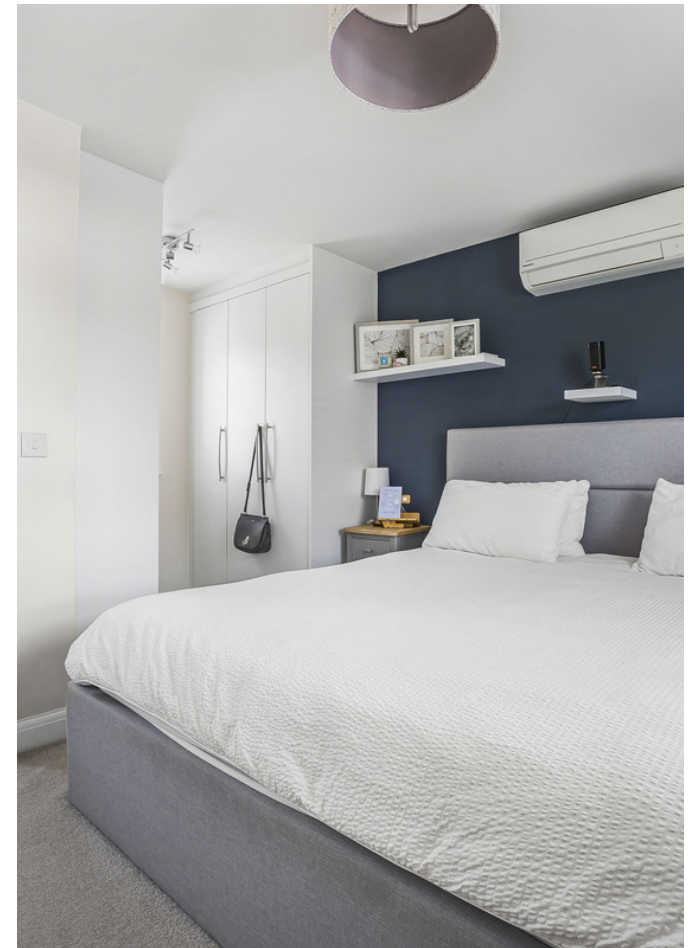


Key Features

- Three bedroom detached
- Spacious hallway
- Cloakroom
- Dual aspect sitting room
- Kitchen / dining / family room
- Master with en-suite and dressing area
- Family bathroom
- Detached garage
- Landscaped rear garden
- Council Tax band:E, EPC rating: B

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday 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 Savile 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.9miles) offering a fast service to London Paddington c.40 minutes.



Thomas Merrifield and their clients give notice that:

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.

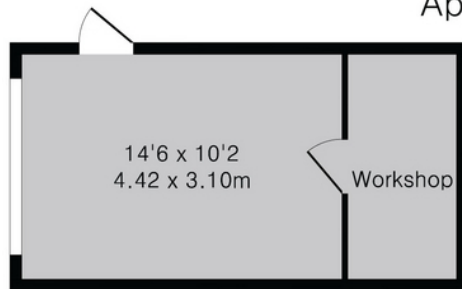
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1264 sq ft – 117 sq m

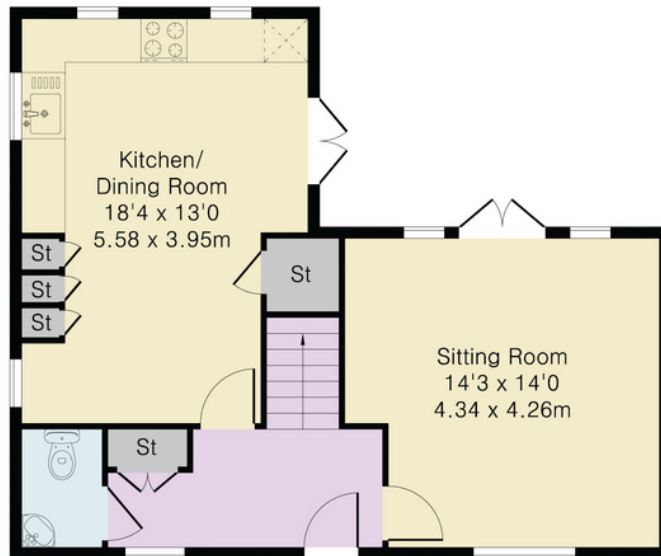
Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 532 sq ft – 49 sq m

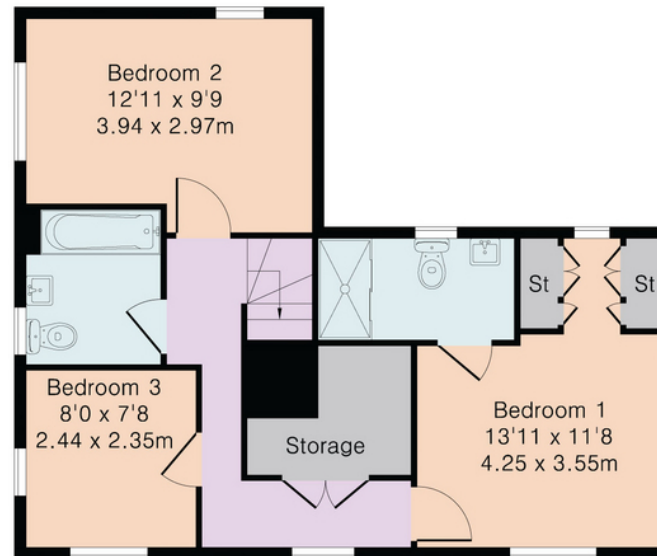
Outbuilding Area 200 sq ft – 19 sq m



Outbuilding



Ground Floor



First Floor

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