



The Green, Grove, OX12 0AN
£800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented 18th century four bedroom detached cottage set in approximately 0.85 acres within Grove.

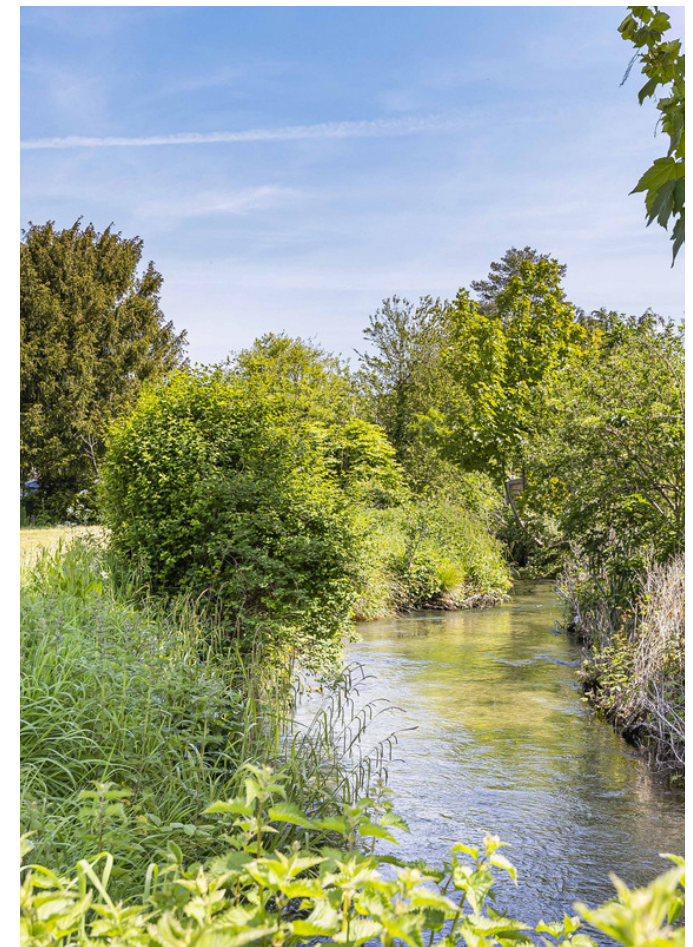
This superb property has been renovated to an extremely high specification and from the moment you step through the front gates provides a charming and relaxed feeling.

On the ground floor is a bright and airy kitchen/breakfast room with feature fireplace and a door onto the magnificent garden. The kitchen has a range of base level units, Rangemaster cooker, Belfast sink, and dishwasher. The sitting room is dual aspect with wonderful period beams, a fireplace and stairs to the first floor. There is a utility room, down stairs shower room and second reception room with French doors onto the rear garden and could be used as a study or further bedroom.

On the first floor are three double bedrooms, a fourth bedroom/dressing room and stylish shower room.

To the front of the property is a pretty front garden and gravelled driveway which continues around the side of the house to the rear where there is a double carport. The majority of the rear garden is open and mainly lawned with Childrey brook running down the left side of the plot creating a wonderful feature to this impressive and rare garden. There are also several storage sheds.





Key Features

- Four bedroom detached Cottage
- Beautifully presented
- Kitchen/breakfast room overlooking the garden
- Sitting room with fireplace
- Second reception room with French doors to the rear garden
- Large graveled driveway and carport
- Approx 0.8 acres
- South facing garden with large patio area
- Period features throughout
- Two shower rooms



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.

Some material information to note: Grade II Listed, 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. The government portal generally highlights this as a very low flood for surface water and medium for river (Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year). We are not aware of any planning permissions in place which would negatively affect the property

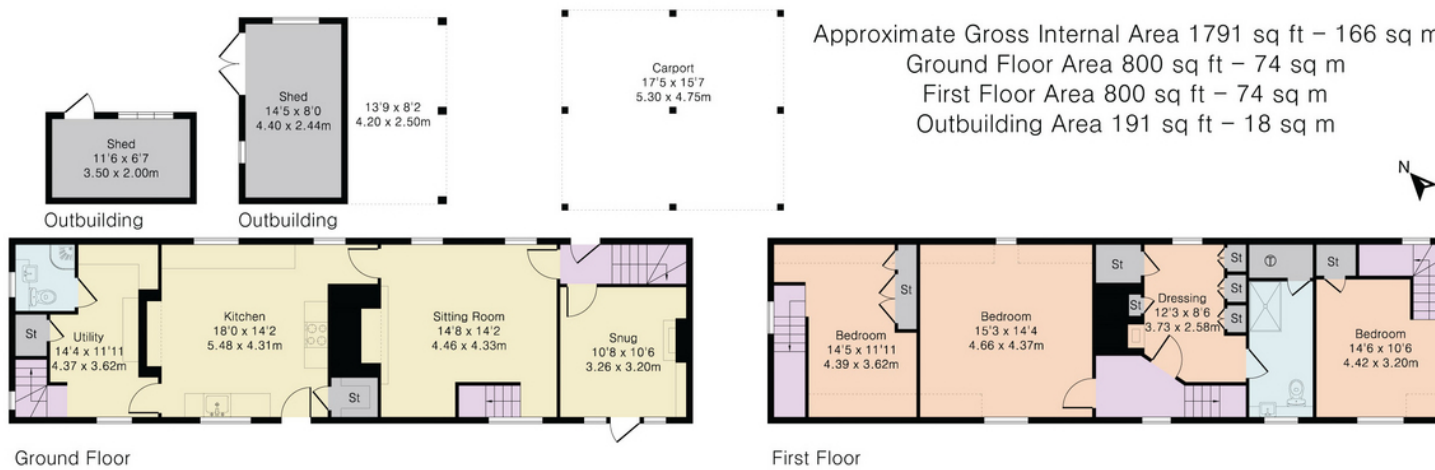


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Approximate Gross Internal Area 1791 sq ft – 166 sq m
Ground Floor Area 800 sq ft – 74 sq m
First Floor Area 800 sq ft – 74 sq m
Outbuilding Area 191 sq ft – 18 sq m



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