



Liberator Lane, Grove, OX12 0FW

£320,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious three bedroom semi-detached house situated on a popular new development within Grove.

The accommodation boasts an entrance hall, generous sitting room, cloakroom, modern kitchen with French doors to the rear garden. On the first floor are two double bedrooms and a family bathroom. To the second floor the master bedroom with spacious ensuite shower room.

Outside there is driveway parking for two/ three vehicles, the rear garden has a patio, lawn area, shed and side access gate. Other benefits include gas central heating and remaining builders warranty.

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 generally highlights this as a very low flood risk postcode. Planning permissions in place for a secondary school locally.





## Key Features

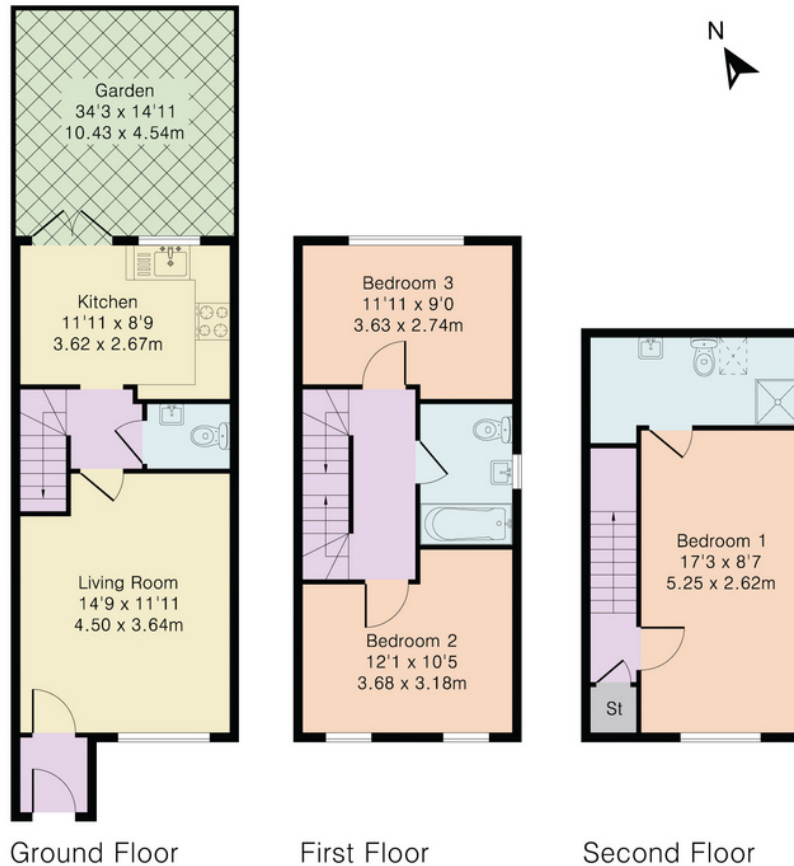
- Modern three bedroom house
- Kitchen / dining room
- Sitting room
- Downstairs WC
- Private garden with shed
- Master bedroom with ensuite
- Bathroom
- Driveway parking for two/ three vehicles
- EPC Register B, Council Tax: C

## 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.



Approximate Gross Internal Area 949 sq ft – 88 sq m  
Ground Floor Area 349 sq ft – 32 sq m  
First Floor Area 331 sq ft – 31 sq m  
Second Floor Area 269 sq ft – 25 sq m



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**Wantage Office**  
15 Millbrook Square, Grove, Wantage  
Oxfordshire, OX12 7JZ

T 01235 764 444  
E [wantage@thomasmerrifield.co.uk](mailto:wantage@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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