



Hawksworth Close, Grove, OX12 0NU

£250,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An immaculately presented two bedroom property with a south facing rear garden, located in a quiet residential area close to local shops and amenities.

The accommodation comprises entrance porch, bright and spacious sitting / dining room with pleasant views overlooking the green. The kitchen breakfast room has a range of base and eye level units and door that leads to the rear garden. To the first floor there are two double bedrooms and a modern stylish family bathroom with shower over bath.

Outside the south facing rear garden is mainly laid to a stunning wild lawn with a patio area, shed, and a rear gate. The property benefits from double glazed windows and gas fired central heating.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property does not have a driveway however non allocated parking is found nearby. Ofcom checker indicates standard, superfast 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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

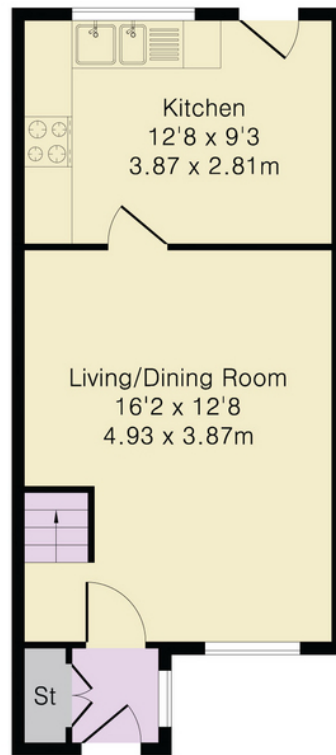
- Two double bedrooms
- South facing rear garden
- Located on a residential green
- Gas central heating
- Modern family bathroom
- Bright sitting / dining room
- Kitchen
- EPC rating: C, Council tax band: C

## The Location

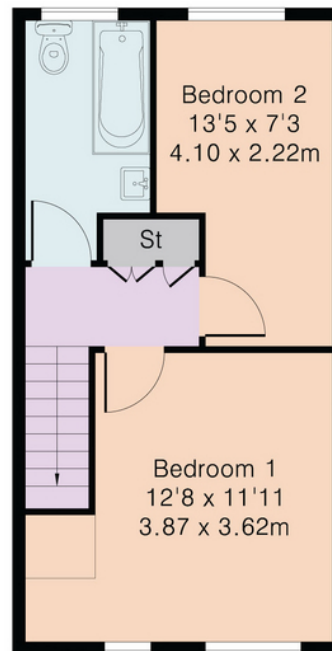
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Saville Way. Located 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.9miles) offering a fast service to London Paddington c.40 minutes.



Approximate Gross Internal Area 675 sq ft – 62 sq m  
Ground Floor Area 349 sq ft – 32 sq m  
First Floor Area 326 sq ft – 30 sq m



Ground Floor



First Floor

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.

**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)

THOMAS  
MERRIFIELD  
SALES LETTINGS