



Caudwell Close, Grove, OX12 7LT

£320,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three bedroom end of terrace property in the popular area of 'Old Grove' at the end of a quiet cul de sac.

This delightful property comprises entrance hall, cloakroom, generous dual aspect living / dining room with gas fire and patio doors to the garden. The kitchen has a range of eye and base level units with built in oven and hob. There is a conservatory which is accessed via the garden.

To the first floor are three good sized bedrooms, one with built in wardrobes and family bathroom.

Outside there is an enclosed west facing rear garden mainly laid to lawn with shrub borders and personnel door into the garage. To the front is further lawn and attractive shrub borders. The property benefits from a garage at the end of the garden.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has a garage and parking to the rear. 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

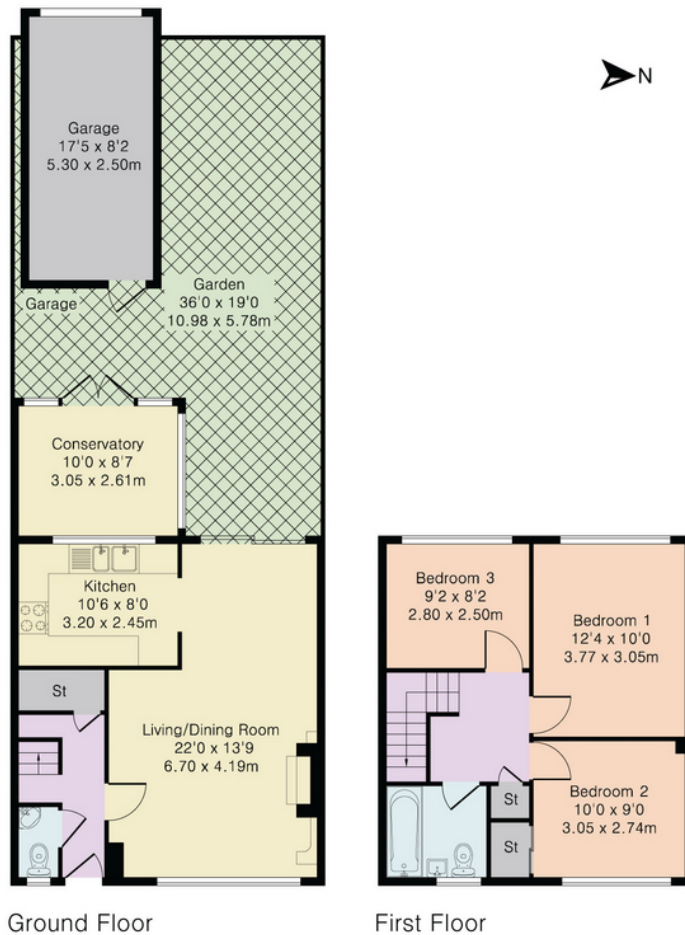
- Three bedroom end terrace
- Delightful kitchen
- Spacious living / dining room
- Cloakroom
- Conservatory
- Family bathroom
- Front and rear garden
- Garage
- Cul de sac location
- Council tax band: C, EPC rating: D

The Location

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



Approximate Gross Internal Area 1104 sq ft – 102 sq m
 Ground Floor Area 528 sq ft – 49 sq m
 First Floor Area 433 sq ft – 40 sq m
 Garage Area 143 sq ft – 13 sq m



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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.

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