



Glebe Gardens, Wantage, OX12 7LX

£400,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A simply stunning three bedroom property located in 'Old Grove' with beautiful wrap around gardens, extended ground floor accommodation, and double garage with ample driveway parking.

Having undergone a number of extensions and modernisation by the current owners this fabulous home comprises a porch through to the entrance hall with storage cupboard. Leading through to the expansive open plan kitchen / dining / sitting room with oak framing to the floor to ceiling windows allowing natural light to flood through, double doors leading to the rear garden, and a modern kitchen. A spacious family room to the side has again large windows, patio doors, and a WC. Upstairs the the bright themes continue with three good size bedrooms and a family bathroom with shower over bath.

Outside the wrap around gardens begin with a pretty front garden consisting of large flower beds, lawn and high hedging for a good degree of privacy, continuing round to the side with a modern decor patio ideal for entertaining, further lawn and rear gate. Walking through a gate to side of the brick wall you find a secret calming garden benefiting from a low maintenance decking and a fish pond. The double garage is sectioned into two work shops with a personnel door into the garden, and a garage with double doors leading out to the driveway parking for multiple vehicles.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and Ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all 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



Key Features

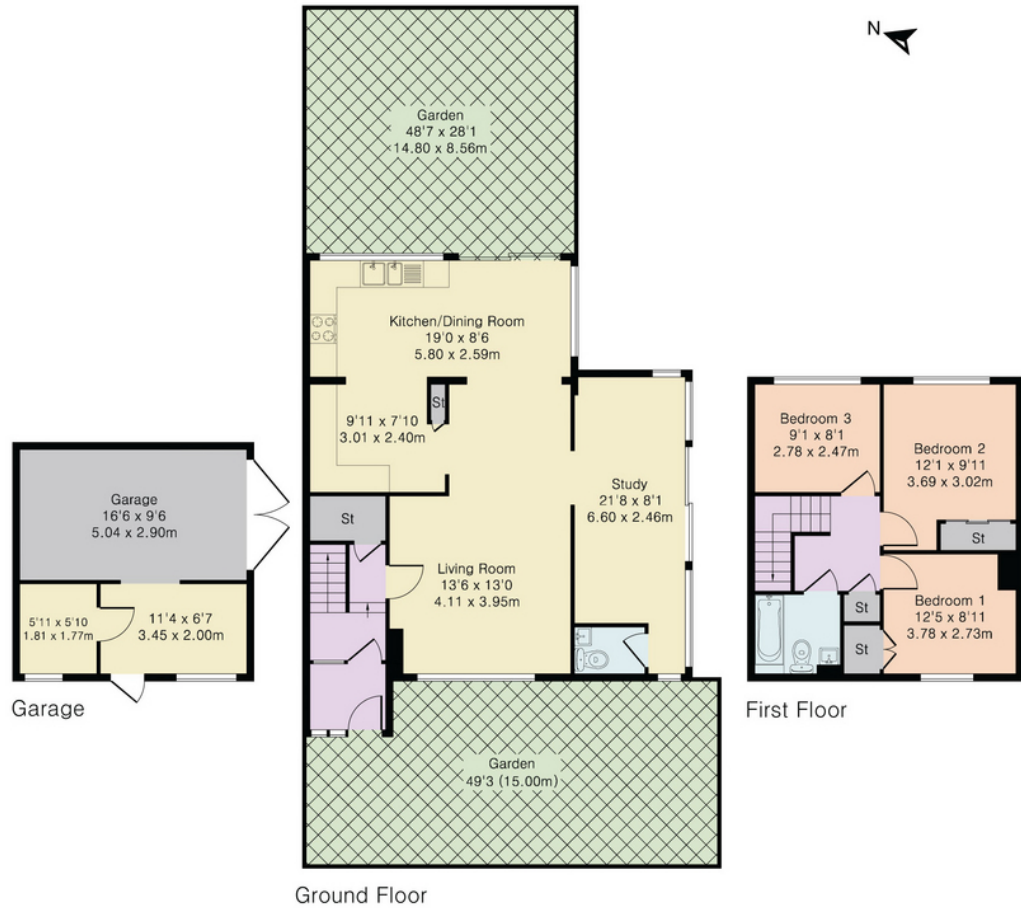
- Spacious open plan accommodation
- End of terrace
- Large family room
- Three bedrooms
- Modern family bathroom
- Located in the popular 'Old Grove'
- Stunning gardens split into three separate areas
- Double garage / workshops
- Driveway parking for multiple vehicles

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 1447 sq ft – 134 sq m
 Ground Floor Area 776 sq ft – 72 sq m
 First Floor Area 401 sq ft – 37 sq m
 Garage Area 270 sq ft – 25 sq m



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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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