



Woodgate Close, Grove, Wantage, OX12 0NF

£385,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Extended three bedroom semi detached property with ample driveway parking and good size south facing rear garden.

This spacious large family home offers further potential if required with full planning permission granted for a 2 bedroom property to be erected to the side - P23/V1887/FUL

The recently redecorated versatile accommodation comprises entrance hall and WC. Where once was the garage is now a family room or a ground floor fourth bedroom. A walk through study leads to the sitting room with patio doors onto the rear garden. The heart of the house is the impressive kitchen / dining room to the rear which is both large enough to entertain while offering a generous island unit, ample built in cupboards and a gas double range oven, and a further utility room.

To the first floor three good size bedrooms and a modern family bathroom with separate shower and bath.

The block paved driveway to the front provides parking for multiple vehicles and up and over door to the store, side access leads round to the south facing rear garden mainly laid to lawn and with a patio area.



Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. 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

- Planning permission granted for further two bedroom property
- South facing garden
- Large kitchen / dining room
- Ample driveway parking
- Family room / ground floor bedroom
- Three bedrooms
- Family bathroom with separate shower
- Sitting room
- Utility room and store
- Council tax band C: EPC rating C

The Location

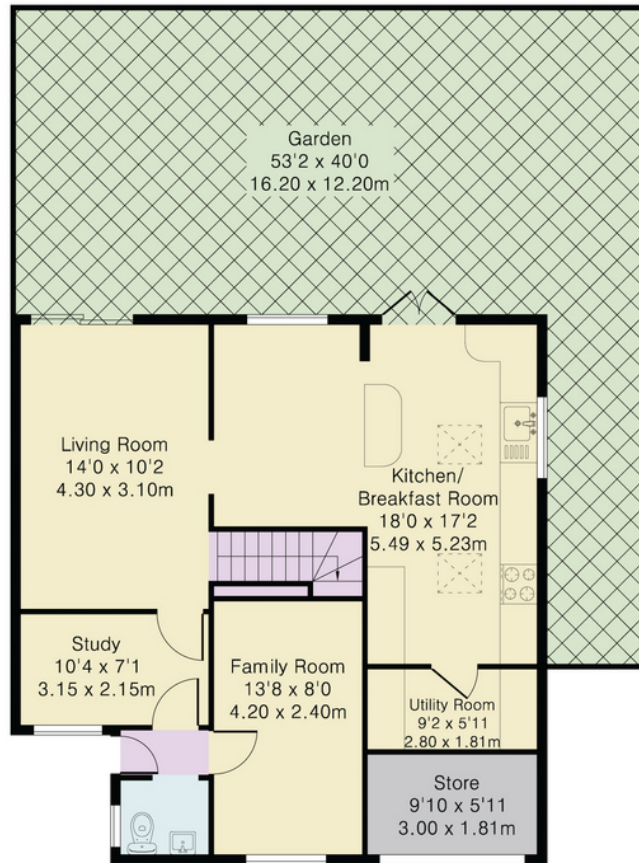
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located 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.

Thomas Merrifield and their clients give notice that:

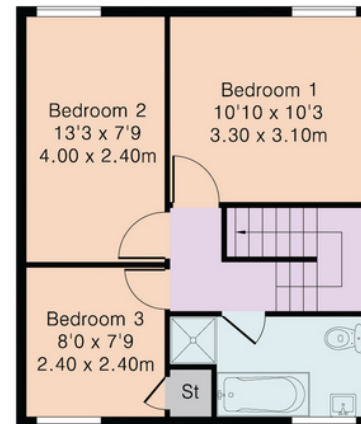
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area 1131 sq ft – 105 sq m
Ground Floor Area 734 sq ft – 68 sq m
First Floor Area 397 sq ft – 37 sq m



Ground Floor



First Floor

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