



Cherry Tree Close, Grove, OX12 7NG

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A wonderful three bedroom detached bungalow situated on a quiet cul-du-sac in Old Grove.

### The Property

The property is offered in excellent order both inside and out with the accommodation comprising entrance hall spacious sitting room with an attractive electric fireplace and French doors onto the rear garden a kitchen overlooking the large rear garden with a range of eye and base level units, cooker, fridge/freezer and dishwasher, there is side access to the garden. The three bedrooms are positioned to the front area of the house of which the master has fitted wardrobes and there is a stylish shower room.

Outside the property benefits from an extensive front garden with a generous attached garage and a lengthy driveway providing ample parking.

A particular feature of this property is the south facing c.35' x 32' rear garden which offers an excellent degree of privacy. There is a patio area, lawn and a large raised decking which is perfect for catching the last of the evening sun.



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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



## Key Features

- Three bedroom detached bungalow
- Generous south facing garden
- Well presented throughout
- Dual aspect sitting room with fireplace
- Kitchen overlooking the rear garden
- Amble driveway parking and garage
- Modern shower room
- End of chain
- Excellent cul-de-sac location
- EPC Rating E, Council Tax D

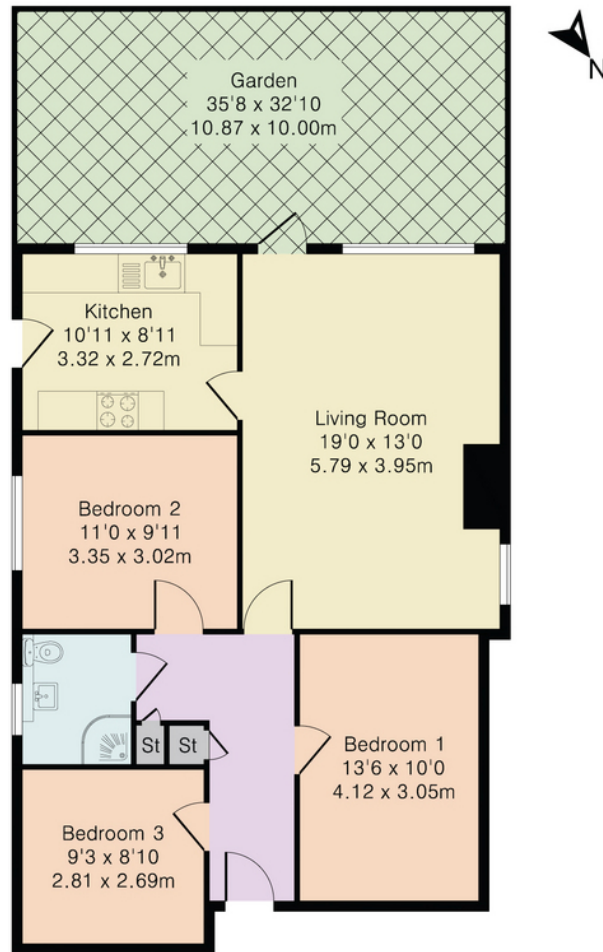


## The Location

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 commuting links 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 799 sq ft – 74 sq m



Ground 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.

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