



Grove Street, Wantage, OX12 7BG

Guide Price £695,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A wonderful Grade II listed five bedroom farmhouse that dates back to the 17th century situated on a generous plot within within a few minutes' walk of Wantage Market Place.

Must be viewed to appreciate the size and space this property offers.

This stunning five bedroom family home has been extended over the years with the original dating back to the 17th Century. The ground floor comprises a lovely entrance hall which runs the length of the house. Off the hall is a bay fronted living room with a working fireplace, a bay fronted dining room with exposed beams separate sitting room with French doors onto the rear garden. There is a downstairs WC, spacious utility/laundry room and a kitchen breakfast room to the rear of the house with walk in pantry and a glazed stable door to the garden.

On the first floor there are three extremely generous double bedrooms and a large family bathroom with a separate shower there is walk in access to a large eaves/loft area with Velux window. The final two bedrooms are on the second floor with exposed brickwork and beams.

To the front of the property is a driveway for several vehicles access to the garage and a front garden. There is side access to the beautiful rear garden which is approximately 65 ft and is made up of a patio area lawn and a variety of mature trees and shrubs and flowers giving the garden colour throughout the summer.





Key Features

- Grade II listed five bedroom house
- Two Bay fronted reception rooms to the front
- A further reception room to the rear with access to the garden
- WC and utility room
- Kitchen breakfast room
- Driveway parking
- Garage
- 65 ft rear garden
- Planning permission for a room above the garage
- EPC Register - N/A Council Tax - F



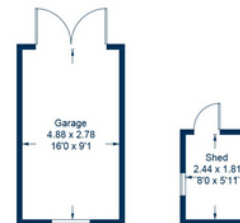
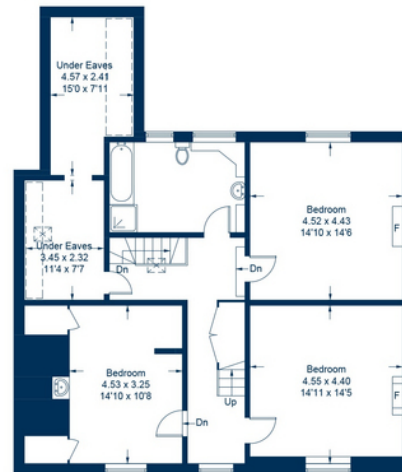
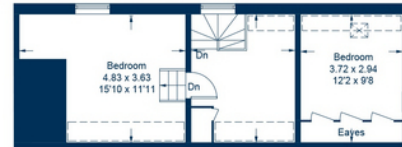
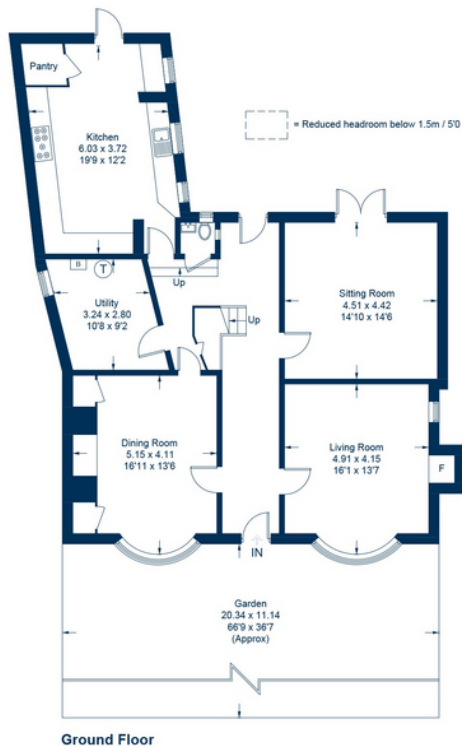
The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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, medium surface water risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Approximate Gross Internal Area
 Ground Floor = 118.9 sq m / 1280 sq ft
 First Floor = 108.6 sq m / 1169 sq ft
 Second Floor = 37.6 sq m / 405 sq ft
 Garage / Shed = 18.1 sq m / 195 sq ft
 Total = 283.2 sq m / 3049 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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