



Carlton Close, Wantage, OX12 0PU

£400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A extended three bedroom detached property benefitting from two adjoining garages in this much sought after cul-de-sac location close to amenities in Grove.

### The Property

This stunning family home comprises a large and spacious entrance hall and well presented, generously sized sitting room. The side of the property has been extended to create a beautiful dining room and add the convenience of separate utility room accessed through the kitchen.

To the first floor are two tastefully decorated double bedrooms, family bathroom with bathtub and a single bedroom. The single bedroom has a built in bed over the stair well and fitted desk and shelving unit.

To the front a large driveway for multiple vehicles as well as two single garages linked with personnel door, there is side access to the south facing rear garden. This fantastic garden has a patio area, a large lawn and shrub borders creating a lovely entertaining area. To the front of the property is a very private courtyard garden with summerhouse.



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

- Extended three bedroom detached property
- Double Garage
- Well kept large garden
- South Facing
- Quiet and private location
- Large sitting and dining room
- Beautifully decorated throughout
- Council tax band E - EPC rating TBC

## The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday 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 Savile 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 Wantage together offer a broad range of shopping leisure and sporting facilities. There is an excellent bus service to Wantage Oxford and Didcot It is also has good road 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.9miles) to London Paddington c.50 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.

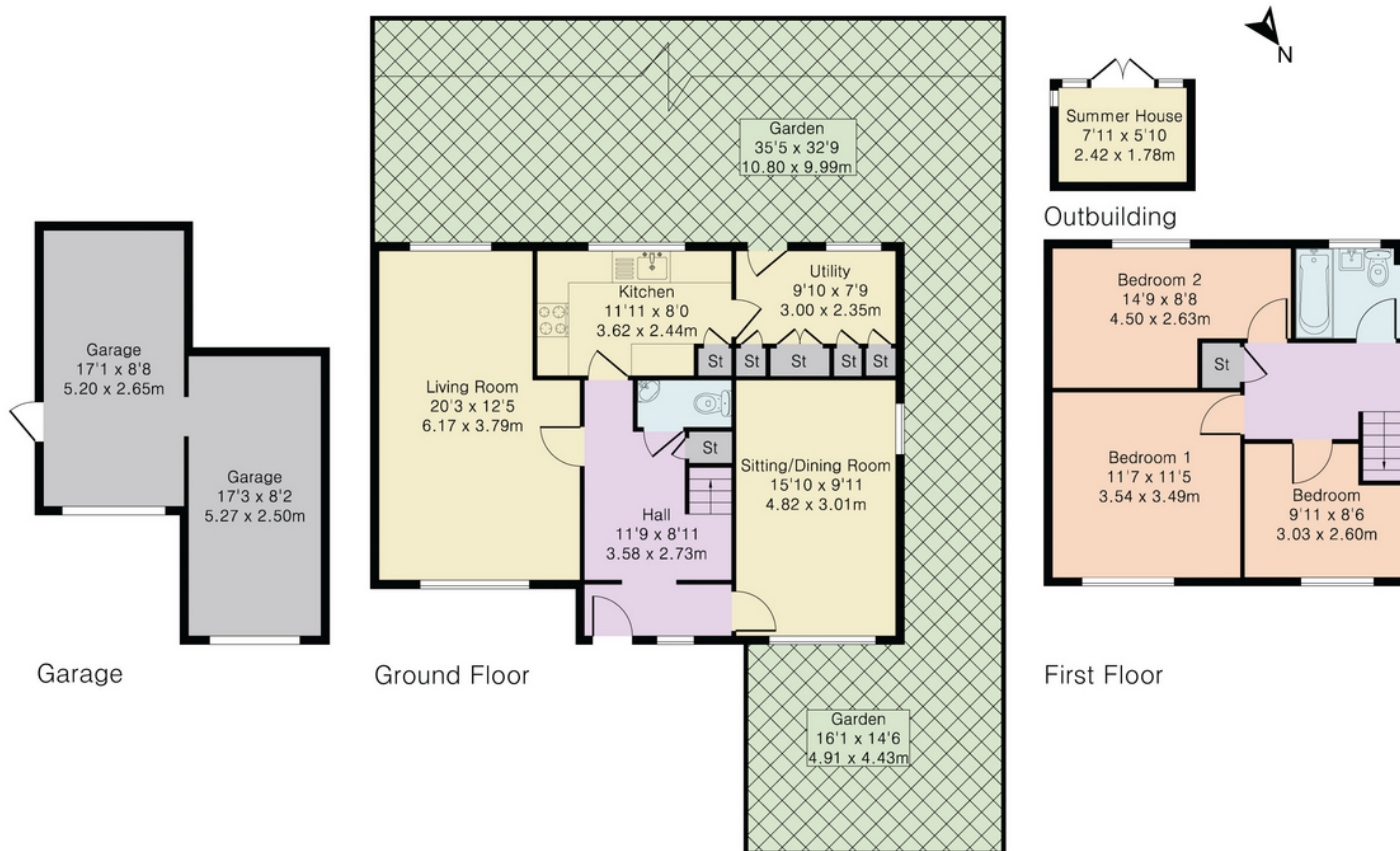
## Approximate Gross Internal Area 1499 sq ft - 139 sq m

Ground Floor Area 716 sq ft – 67 sq m

First Floor Area 444 sq ft – 41 sq m

Garage Area 293 sq ft – 27 sq m

Outbuilding Area 46 sq ft – 4 sq m



### Wantage Office

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