



Farmstead Close, Grove, OX12 0BD

£305,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A sizable and well presented, three bedroom terraced cottage style property situated in a quiet location close to local shops and amenities.

This delightful property comprises sitting room to the front with feature fireplace, spacious kitchen / dining area with a range of eye and base level units, built in oven and hob and patio doors leading to the garden. The first floor features three bedrooms, with the master bedroom being a good size. The family bathroom is recently refurbished and is modern and stylish, featuring a shower over the bath.

The property has been upgraded further with the addition of double glazed windows and doors. Added attractions include an enclosed sunny south easterly facing rear garden backing onto amenity space giving an open feel, as well as a garage and parking which is conveniently located opposite the property.

Some material information to note: Freehold property. Gas central heating. 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 postcode. We are unaware of any planning permissions in place that would negatively affect the property.





Key Features

- South Facing Garden
- Three Bedrooms
- Enclosed Garden
- Kitchen / dining room
- Single Garage
- Convenient Location
- Attractive Cottage Style
- New Family Bathroom
- 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 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.

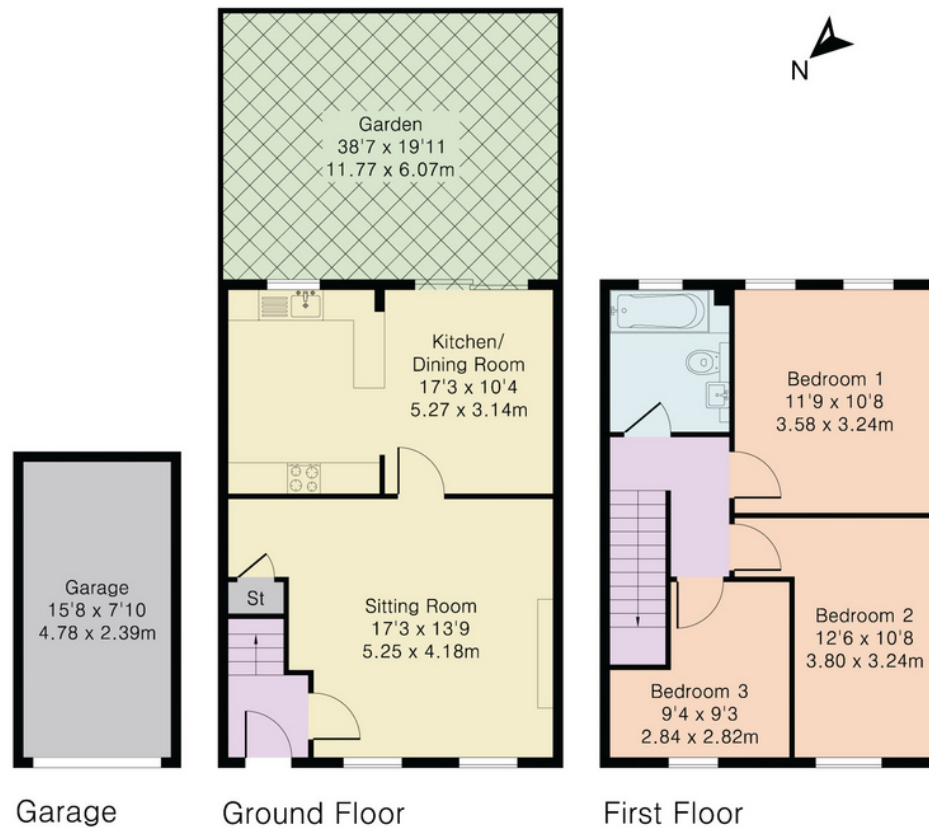
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 969 sq ft - 90 sq m

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 123 sq ft – 11 sq m



Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS