



Woodgate Close, Grove, OX12 0NF

£320,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Extended three bedroom end of terrace home benefiting from driveway parking and a south facing rear garden, close to local shops and amenities.

This superb family home comprises entrance hall and WC, a spacious sitting / dining room with patio doors leading to the rear garden. The modern kitchen breakfast room benefits from the extension to the rear, double eye level oven, a utility area and double doors leading to the rear garden.

To the first floor three good sized bedrooms, and large family bathroom with both double shower cubicle and separate bath.

The rear garden enjoys a sunny south aspect and is mainly laid to lawn with a recently laid decking area ideal for entertaining, side access and shed. The driveway at the front has space for multiple vehicles and leads to the integral garage.

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

- Extended three bedroom property
- South facing rear garden
- Kitchen breakfast room
- Garage
- Large family bathroom
- Close to local shops and bus stop
- Driveway parking
- Entrance hall and WC
- EPC rating: D, Council tax band: C

The Location

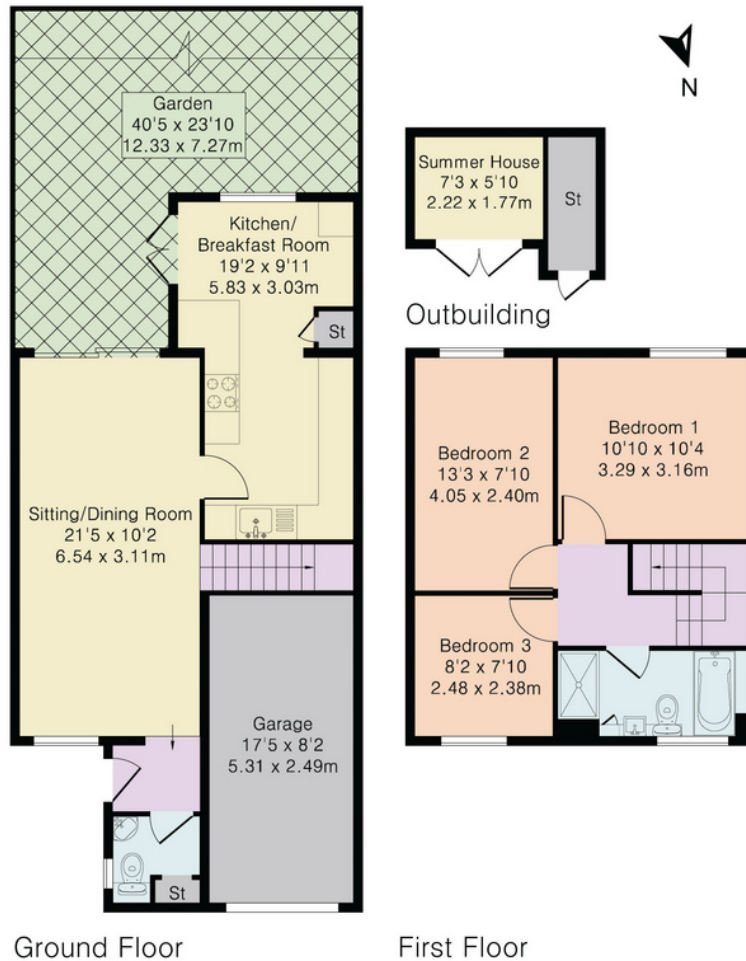
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located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

Approximate Gross Internal Area 1090 sq ft - 102 sq m

Ground Floor Area 621 sq ft – 58 sq m

First Floor Area 405 sq ft – 38 sq m

Outbuilding Area 64 sq ft – 6 sq m



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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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