



Farm End, Wantage, OX12 0DD
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented, modern, three bedroom family home with a fantastic kitchen / dining space and located close to local shops and amenities. Upon entering the property you are greeted by a light and airy open plan kitchen / dining room. The modern kitchen is sleek and stylish in design with built in double oven, hob, microwave and breakfast bar dividing the kitchen and dining spaces. To the rear of the property is the cosy living area, with gas fire and double doors leading to the garden.

To the first floor are three sizeable double bedrooms. The master and third bedroom have nice views over the rear garden. The family bathroom on the first floor is currently under renovation. This project does need completing but could be nice opportunity for the new owner to add their own touch to the property.

Outside to the front of the property is a paved driveway for two vehicles the larger than average rear garden is mainly laid to lawn with decked area that is perfect for entertaining there are two garden sheds and side access to the front of 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 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.

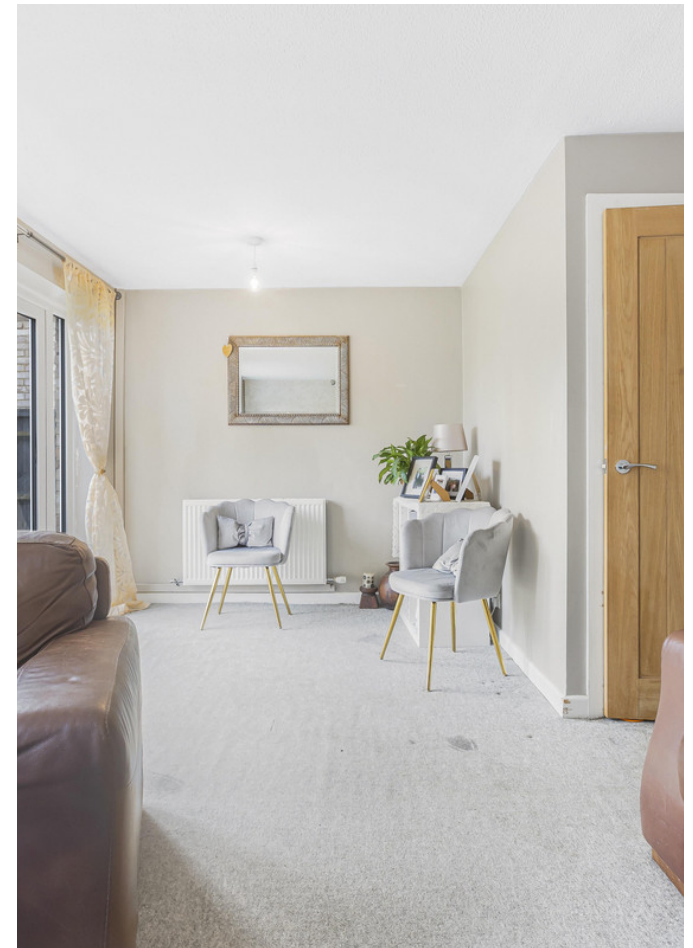


Key Features

- Detached Three Bedroom Property
- Open plan modern kitchen diner
- Sitting room
- Ground floor shower room
- Three good sized bedrooms
- Driveway Parking
- Larger than average rear garden
- Gas Central Heating
- Council tax band: D, EPC rating: D

The Location

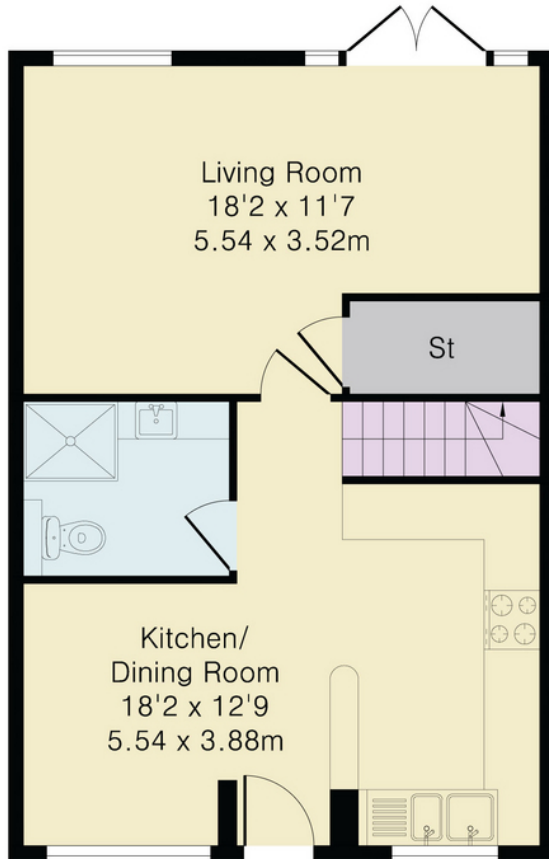
Grove is situated approximately 1.5 miles north of Wantage. There is a good range of local facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove and nearby 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 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.9miles) offering a fast service to London Paddington c.40 minutes.



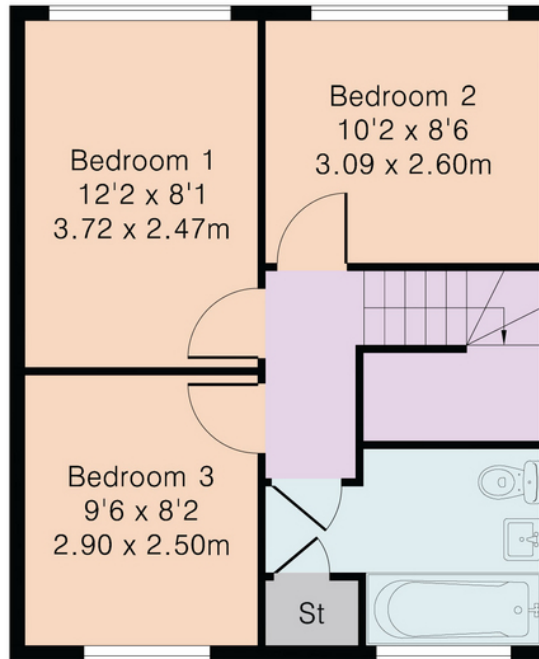
Approximate Gross Internal Area 899 sq ft - 83 sq m

Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 400 sq ft – 37 sq m



Ground Floor



First 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.

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