



33 Keel Drive, Grove, OX12 7FN
£300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Attractive two bedroom property constructed in 2019 by David Wilson Homes. Situated at the northern edge of Grove village and close to local schools and amenities.

The Property

This well presented property comprises entrance hall with cloakroom leading into a spacious open plan living / kitchen / dining area with the triple aspect windows providing plenty of natural light. The modern kitchen has a range of wall and floor units with built in oven hob & fridge / freezer.

To the first floor are two double bedrooms, both with a useful storage cupboard, and a superb family bathroom with vanity sink unit and shower over the bath.

The fully enclosed rear garden is mainly laid to lawn, with patio area and large shed, and a gate providing side access. To the front of the property there is driveway parking for two vehicles.

Estate Maintenance charge £37 a month



Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking. 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 not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Two Bedroom
- Open plan living space
- Cloakroom
- Family bathroom
- Enclosed rear garden
- Side access gate
- Driveway parking
- Close to amenities
- Council Tax Band: C, EPC rating: B

The Location

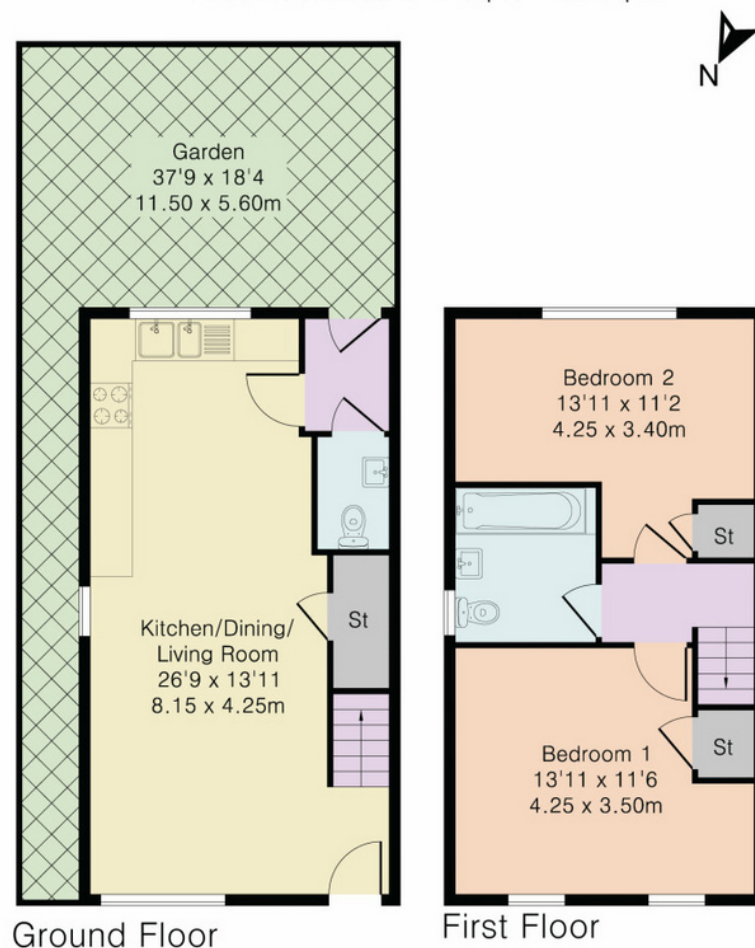
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Savile Way. Located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



Approximate Gross Internal Area 748 sq ft - 70 sq m

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 374 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

