



The Kestrels, Grove, OX12 0QA
£340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful three bedroom end of terrace property which has been improved by the current owners and is situated in a cul de sac location close to local shops and amenities.

This wonderful property comprises entrance hall leading to the spacious dual aspect living / dining room with wood burner and French doors into the garden. The kitchen is modern with a range of eye and base units and has a built in oven and hob. To the first floor are three good sized bedrooms and modern family bathroom.

The property benefits from Karndean flooring throughout the ground floor and bathroom and also triple glazed windows and doors.

Outside is a fantastic sunny garden as it wraps around both the side and rear of the property. The enclosed garden is mainly laid to lawn with patio area. To the front is a large block paved area for multiple vehicles, gated access to the garden and access to the integral garage with electric door.

Some material information to note: Freehold house. 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. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Improved three bedroom end terrace
- Spacious living / dining room
- Modern kitchen
- Family bathroom
- Integral garage
- Sunny garden to the side and rear
- Large driveway for multiple vehicles
- Council tax band: C, EPC rating: C

The Location

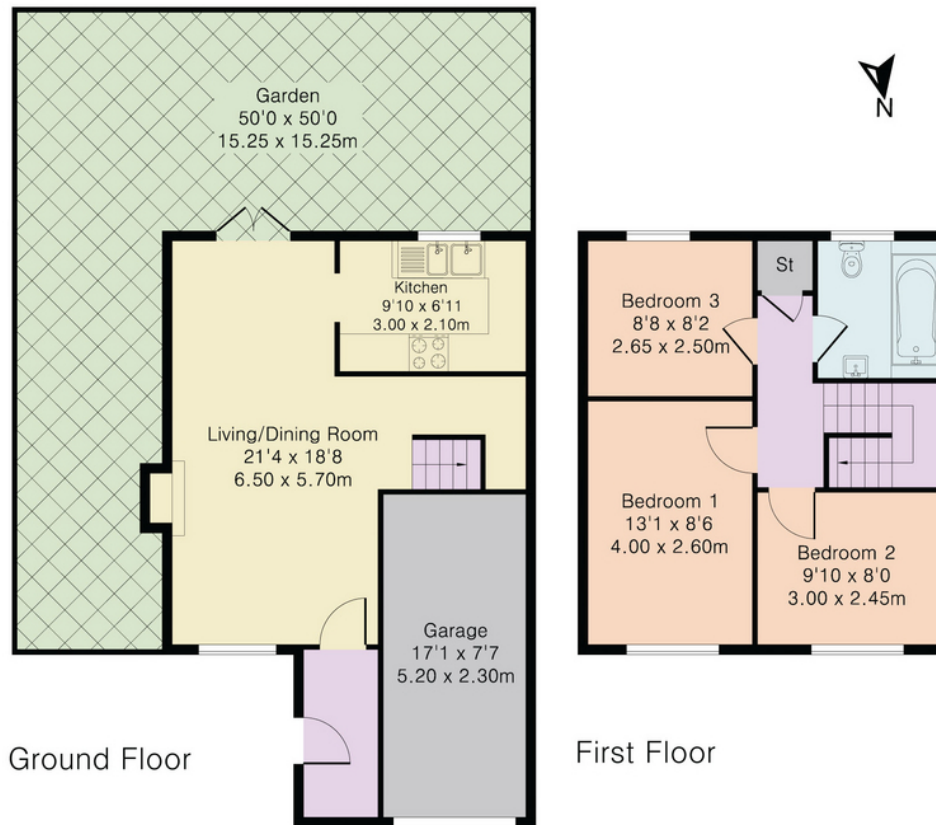
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located 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 908 sq ft - 84 sq m

Ground Floor Area 509 sq ft – 47 sq m

First Floor Area 399 sq ft – 37 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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