



16 Keel Drive, Grove, OX12 7FN

£389,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom detached property with garage on this popular development built by David Wilson Homes in 2020 close to local amenities.

This delightful property comprises entrance hall, cloakroom and open plan kitchen / dining room with a range of eye and base level units, integrated appliances including oven, hob, washing machine, dishwasher and fridge / freezer and understairs storage cupboard. The spacious living room is at the rear of the property with French doors into the garden.

To the first floor the master bedroom with built in wardrobes and ensuite shower room, second double bedroom, a good size third bedroom and family bathroom.

Outside to the front of the property is a driveway for two vehicles leading to the garage. The enclosed landscaped rear garden is mainly laid to lawn with two patio areas and side access gate to the driveway.

Estate Maintenance charge £235.74 per annum

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Three bedroom detached
- Open plan kitchen / dining room
- Cloakroom
- Sitting room
- Master bedroom with ensuite
- Family bathroom
- Landscaped rear garden
- Garage
- Driveway
- Council tax band: D, 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.

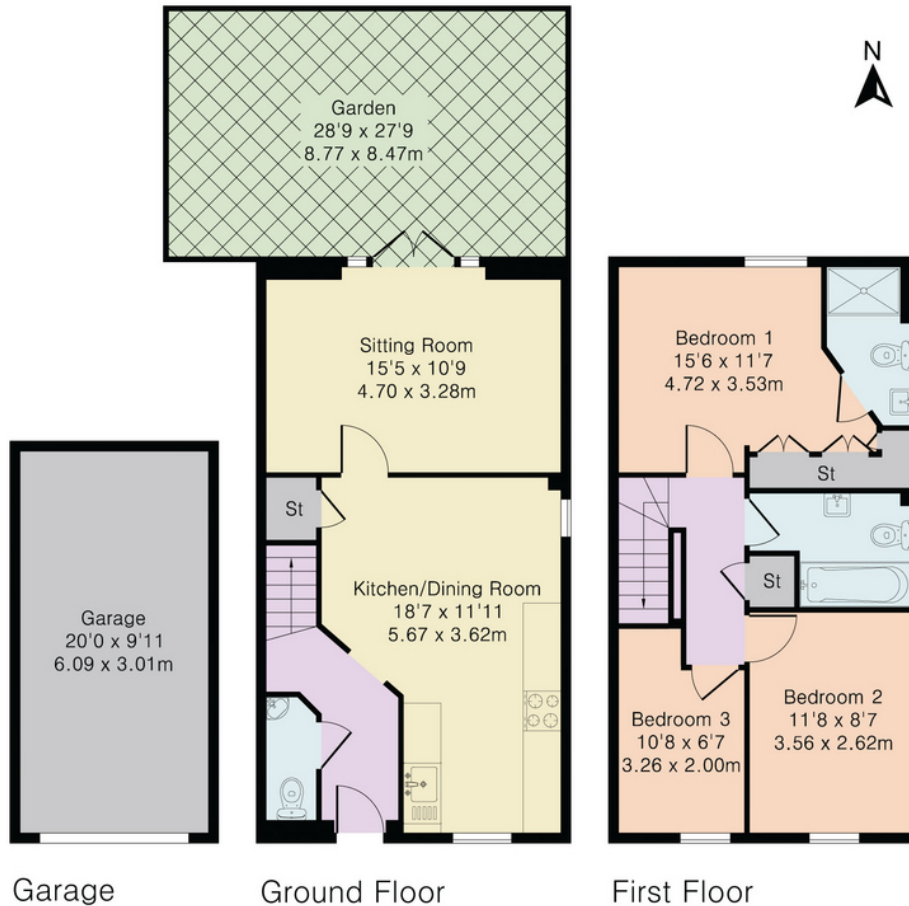


Approximate Gross Internal Area 1111 sq ft - 102 sq m

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 sq m

Garage Area 197 sq ft – 18 sq m



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.

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