

Main Street, Grove, OX12 7HY £750,000 Freehold

THOMAS MERRIFIELD







The Property

A beautiful period cottage dating back to 1600s situated on a generous plot and close to amenities in Grove.

A stunning example of a well looked after period cottage that has been extensively extended while also keeping the charm throughout with many original features still in place.

Upon entering the front of the house via the oak front door you come into the porch which has refurbished stained glass windows and terracotta tiles, this room provides access to the cosy snug and dining room which both have inglenook fireplaces. The dining room is generously sized with beams and terracotta floor tiles. The living room which was built in 1997 and has a step down from the dining room is triple aspect and measures 22ft long with French doors onto the rear garden and there is a wood-burning stove perfect for relaxing in the evening. The kitchen overlooks the gorgeous rear garden and has bespoke wood units, Rangemaster gas/electric oven, Belfast sink, built in fridge, a freezer, a bin and larder. There are remains of the original bread oven in the alcove area which is used as a quiet reading space. The remainder of the ground floor is made up of a wonderful study, a pretty shower room, a utility with space for a washer and dryer, it also houses the boiler and there is a separate boot room with an internal oak door and stained glass window.

On the first floor are four large double bedrooms. Bedroom 1 is dual aspect, approximately 20 ft long and has built in wardrobes. Bedrooms 2 and 3 have exposed brickwork, with a fireplace in bedroom 3. Bedroom 1 is currently accessed via bedroom 4; this could be separated. The bathroom has been finished with beautiful handmade tiles and basin from Sidney Hardwick who was a local potter from Upton.





Key Features

- Four bedroom period Cottage
- Dates back to 1600s
- Period features throughout
- Beautiful West facing garden
- Private Driveway
- 22 ft living room with fireplace
- Three further reception rooms
- Kitchen overlooks rear garden
- Charming bathroom with handmade tiles
- EPC Rating C, Council Tax F







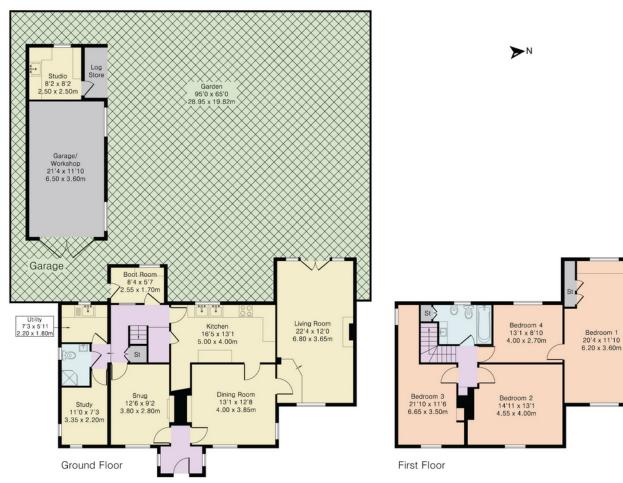
The Location

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 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 has good road 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) to London Paddington c.50 minutes.

To the front of the house is a gravelled driveway for several vehicles and a front garden with two old Yew Trees and a Keswick Codling Apple Tree. There is access to both sides of the house with a shed on one side and the other leading you to a spacious garage with power, lighting and a separate room currently used for pottery. The rear garden has several sections with the patio area closest to the house with ample space for outside furniture, there are several mature shrubs and flowers before you see the lovely rear garden that is mainly laid to lawn with a playhouse, greenhouse, working pond, another apple tree and also a pear tree.

Other points to note are all the windows are double glazed, there are 4.8 kWh solar panels on the rear side of the roof, water softener and the loft is partially boarded with a ladder.

Approximate Gross Internal Area 2248 sq ft - 209 sq m Ground Floor Area 1088 sq ft - 101 sq m First Floor Area 839 sq ft - 78 sq m Garage Area 321 sq ft - 30 sq m



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