



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

THOMAS  
MERRIFIELD  
SALES LETTINGS









## 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







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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