



4 Curtiss Close, Wantage, OX12 0GN
£475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Presented in immaculate order a spacious five bedroom detached property constructed in 2020 by Charles Church Homes.

This impressive house comprises of entrance hall, well proportioned sitting room overlooking the front of the house, a spacious kitchen / dining room with upgraded work tops which runs along the back of the property and overlooks the generously sized rear garden, there is a downstairs WC.

To the first floor are four double bedrooms and a single fifth which would make a lovely study or nursery room. There is a ensuite to the principal bedroom and a stylish family bathroom.

To the front of the house a driveway and access to the integral garage which has power, lighting and personnel door leading into the hallway. There is side access to the landscaped rear garden which has an extended and improved patio area, low maintenance artificial lawn, and a sunny southerly aspect.

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. Fields to the rear fall under the Wellington Gate development and may be open to future development.



Key Features

- Five bedroom detached home
- Spacious kitchen / dining / family room
- South facing rear garden
- Master bedroom with ensuite shower room
- Landscaped rear garden
- Driveway parking & garage
- Remaining builders warranty
- Sitting room
- EPC rating B, Council tax band: F

The Location

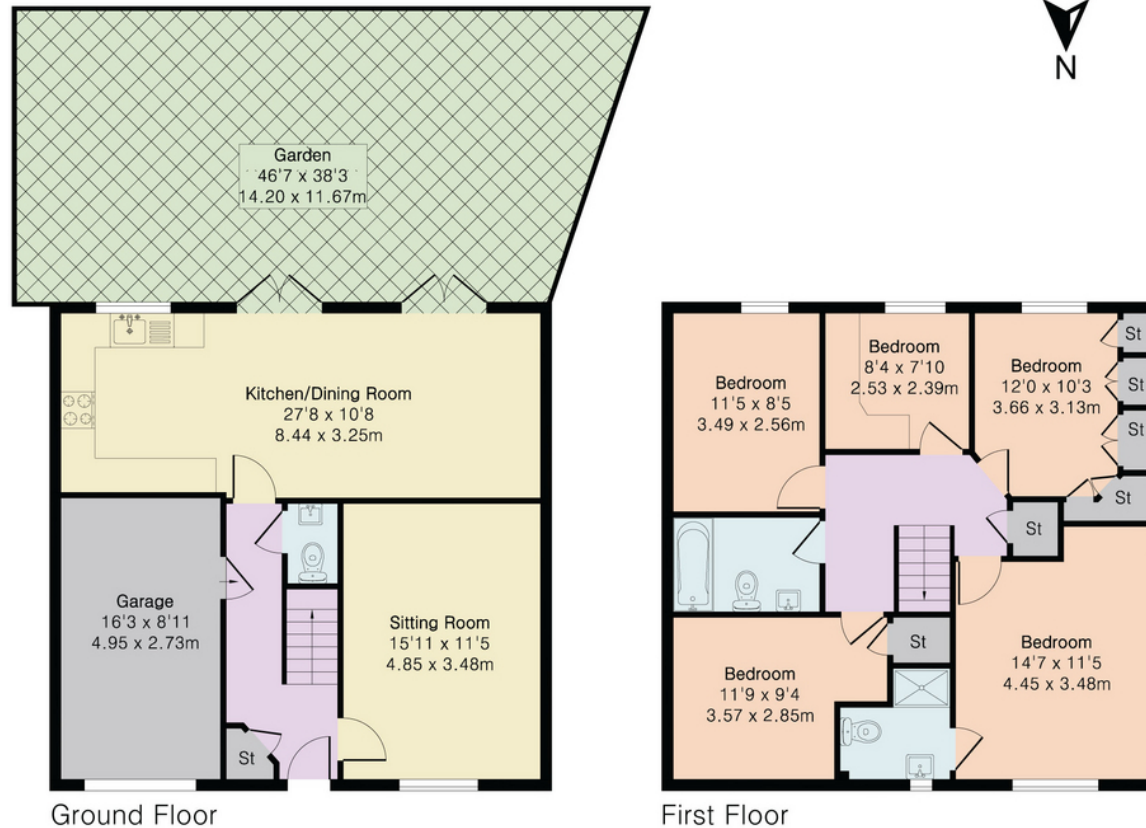
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and 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 1490 sq ft - 138 sq m

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 745 sq ft – 69 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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS