



Steptoe Close, Grove, OX12 0AY
£600,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Spacious five bedroom family home currently presented as an extended three bedroom property with a self-contained two bedroom annex, located in a popular cul-de-sac close to local shops and amenities.

Finished to an exacting high end standard throughout, this superb property comprises an entrance hall with cloakroom, spacious sitting room with fireplace, double doors though to the family room, a refitted modern shaker style kitchen / dining room with Minerva composite worktops, Neff appliances and bi folding doors leading to the rear garden. To the first floor are three good size bedrooms and a modern family bathroom with shower over bath. An interconnecting door from the hallway leads through to the annex.

The two bedroom annex constructed in 2014 provides further living space or a potential income and is accessed via its own front door leading to a generous hallway, The bright kitchen over looks the front with composite worktops, utility room with Belfast sink, dining room, and spacious sitting room with bi folding doors leading to the rear garden for seamless outdoor entertaining. To the first floor two double bedrooms with bespoke fitted wardrobes and a family bathroom.



Outside the landscaped rear garden is laid to lawn, and presented in pristine order with a large patio. Two substantial outbuildings with power and ample block paved driveway parking at the front.



Key Features

- Five bedroom semi detached
- Two bedroom annex
- High end finishes
- Two outbuildings with power
- Attractive rear garden
- Two bathrooms
- Four reception rooms
- Council tax band main property: C, Annex: A
- EPC rating: C



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.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. There is driveway parking. Ofcom checker indicates standard superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates outdoor 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 that would negatively effect the property.



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2. Any areas, measurements or distances are approximate.

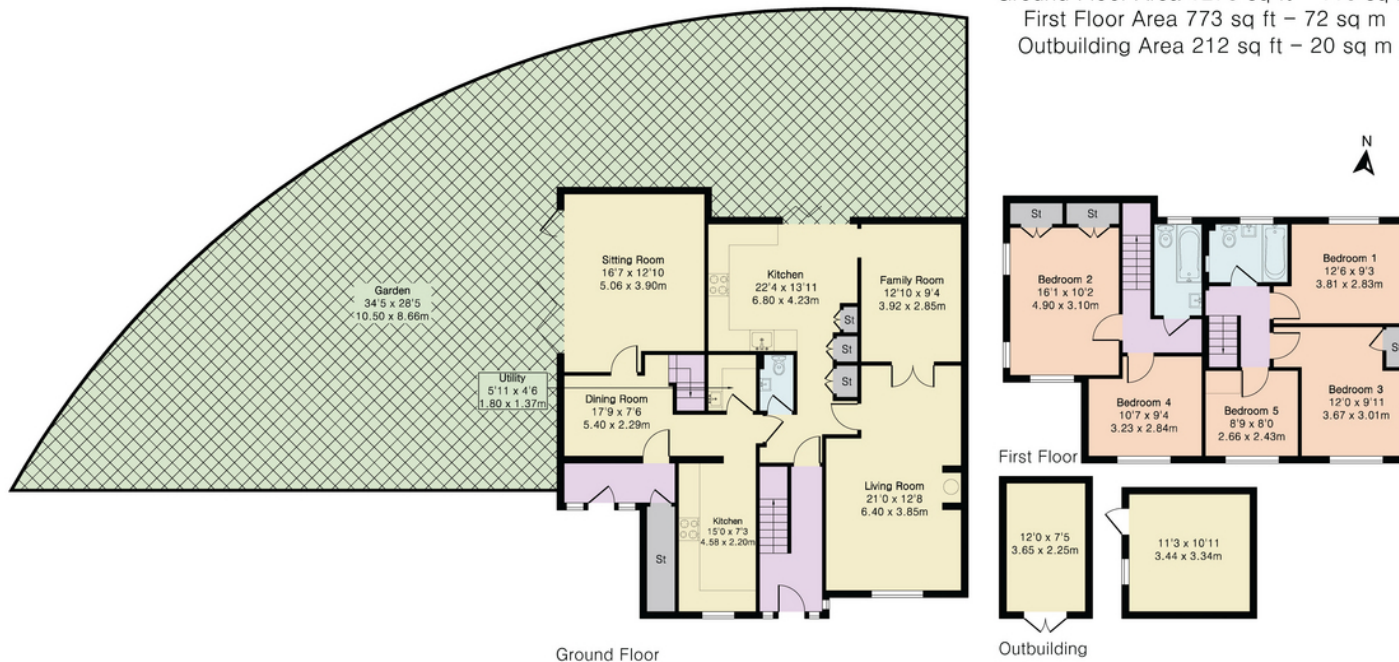
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Approximate Gross Internal Area 2258 sq ft - 210 sq m

Ground Floor Area 1273 sq ft – 118 sq m

First Floor Area 773 sq ft – 72 sq m

Outbuilding Area 212 sq ft – 20 sq m



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