



5 Kingside, Wantage, OX12 7FB
£300,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning two bedroom property constructed in 2020 by Bellway Homes with allocated parking for two vehicles and a landscaped south facing rear garden, situated on a popular development close to local facilities and amenities.

The immaculately presented accommodation comprises entrance hall, cloakroom, modern kitchen with a range of eye and base level units with built in appliances, spacious open plan living / dining room with French doors into the garden. To the first floor a spacious master bedrooms overlooks the rear garden, second double bedroom and family bathroom with separate shower and bath.

Outside the landscaped rear garden has a sunny southerly aspect with low maintenance shingle, attractive planted borders and a decked seating area. There is a side gate leading to the two allocated parking spaces.

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





Key Features

- Well presented accommodation
- South facing rear garden
- Two allocated parking spaces
- Popular development close to shops and bus stops
- Two double bedrooms
- Kitchen with fitted appliances
- Spacious sitting / dining room
- Family bathroom
- Council tax band C: EPC rating: B

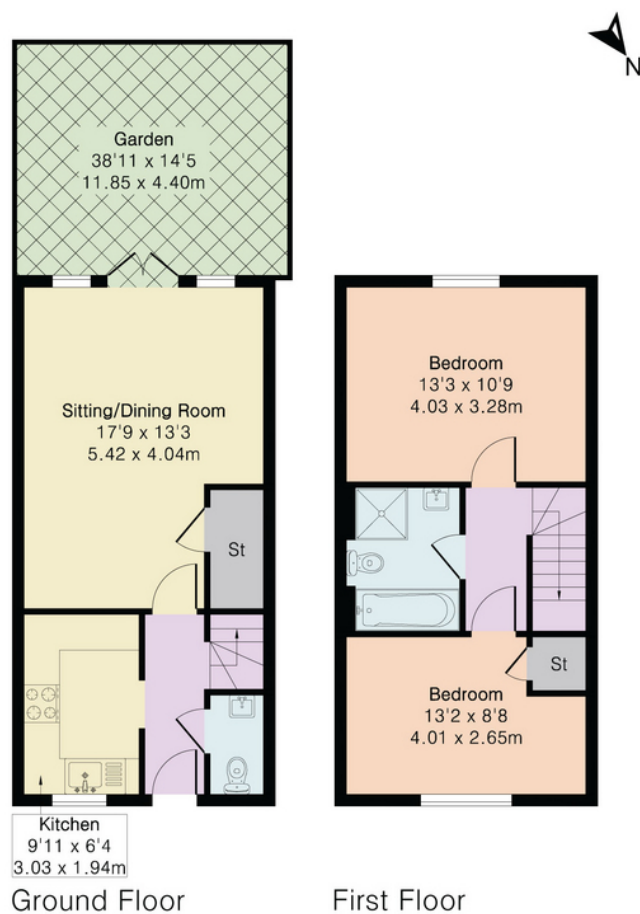
The Location

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 744 sq ft - 70 sq m

Ground Floor Area 372 sq ft – 35 sq m

First Floor Area 372 sq ft – 35 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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