



2 Bell Close, Grove, OX12 7NH
£300,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming three-bedroom terraced home, full of character and period features, ideally located in the highly sought-after Old Grove area.

This idyllic home has been extensively refurbished by the current owners and offers a blend of period charm and modern comfort. The accommodation comprises an entrance porch, a cosy sitting room with a feature fireplace, a spacious kitchen with a door leading to the rear garden, and a separate dining room with a built-in storage cupboard.

To the first floor are three bedrooms, all showcasing exposed beams and fitted storage. The modern family bathroom features a full-size bathtub with shower over.

Externally, the property benefits from parking for two vehicles on a gravelled driveway to the front. The rear garden offers a low-maintenance patio area, with a right of access running along the back of the property. Additional features include gas central heating.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast 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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Charming period cottage
- Three bedrooms
- Rear garden
- Driveway parking
- Two reception rooms
- Large kitchen
- Close to shops and bus routes
- Council tax band: C, EPC rating D

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day 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 Saville 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 commuting links 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.9 miles) offering a fast service to London, Paddington c. 40 minutes.

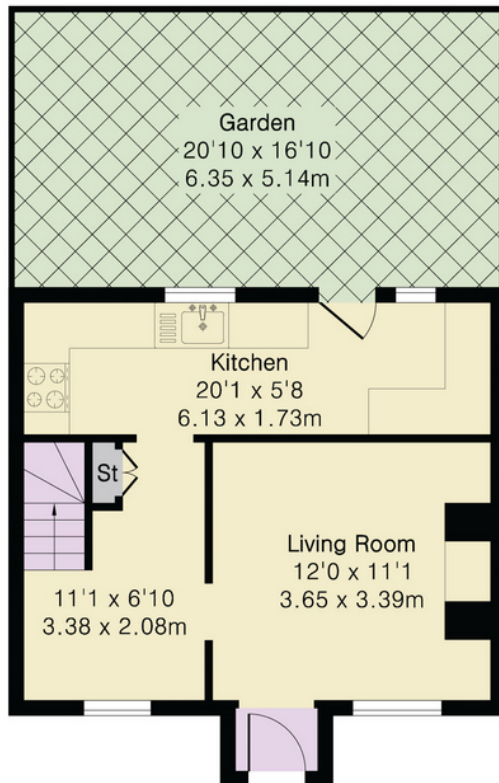


**Approximate Gross Internal Area 699 sq ft - 65 sq m
(Excluding Outbuilding)**

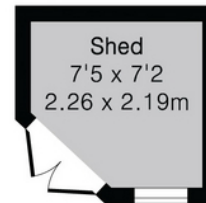
Ground Floor Area 355 sq ft – 33 sq m

First Floor Area 344 sq ft – 32 sq m

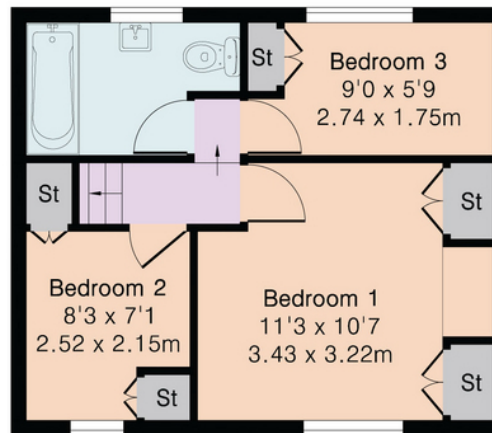
Outbuilding Area 48 sq ft – 4 sq m



Ground Floor



Outbuilding



First Floor

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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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