



35 Keel Drive, Wantage, OX12 7FN

Guide Price £275,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-proportioned two-bedroom semi-detached property, constructed in 2019 by David Wilson Homes, situated on the northern edge of Grove village close to local schools and amenities.

This delightful home features a spacious and light open-plan living, kitchen, and dining area with a large storage cupboard. The modern kitchen is fitted with a range of eye-level and base-level units and includes a built-in oven, hob, and fridge/freezer. A rear lobby provides access to a cloakroom and a door leading out to the garden.

To the first floor are two double bedrooms, both benefitting from useful built-in storage cupboards, along with a family bathroom featuring a shower over the bath.

Externally, the fully enclosed rear garden is mainly laid to lawn with a patio area and side access gate. To the front of the property, there is driveway parking for two vehicles.

Estate Maintenance charge £tbc

Some material information to note: The property is currently held on a leasehold basis under shared ownership and will be staircased to freehold at 100% ownership during the conveyancing process. All services / appliances have not, and will not be tested Gas central heating. Mains water, mains electrics and mains drains. Driveway parking. 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 very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Modern two-bedroom semi-detached home
- Spacious open-plan living, kitchen, and dining area
- Family Bathroom
- Fully enclosed rear garden
- Side Access to Garden
- Driveway parking for two vehicles.
- Council Tax Band: C, EPC rating: B

The Location

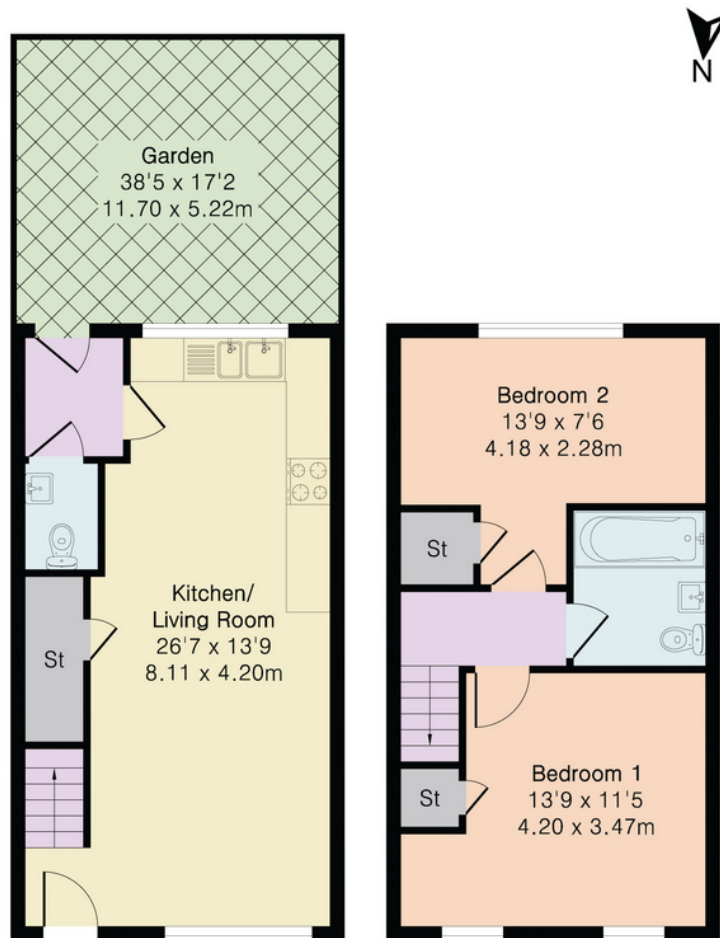
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. There is an excellent bus service to Wantage, Oxford and Didcot. It is also has good road 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 to London Paddington c.40 minutes.



Approximate Gross Internal Area 734 sq ft - 68 sq m

Ground Floor Area 367 sq ft – 34 sq m

First Floor Area 367 sq ft – 34 sq m



Ground Floor

First Floor

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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