Hunters Close, Wantage, OX12 0PX

£450,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS

The Property

A beautiful extended four bedroom link-detached property situated in this popular cul de sac close to local shops and amenities.

This delightful property offers a flexible and versatile living space with several reception rooms so would suit families, home workers or extended families alike. The property comprises an enclosed porch leading to the generous hallway with storage, cloakroom and double doors lead into the spacious, bright and airy sitting room with fireplace. There are two good sized reception rooms both with doors leading into the conservatory and garden beyond. The impressive kitchen / dining room which was formerly a double garage has undergone conversion and now offers an extensive range of eye and base level units, built in dishwasher, beautiful stone worktops, central island with seating and ample space for a separate dining room table with a door into a utility room.

To the first floor are four double bedrooms, modern ensuite shower room to the master bedroom and stylish family bathroom.

Outside the property sits on a generous plot with gravel driveway leading to further hard standing offering parking for multiple vehicles. The rear garden is enclosed with large patio area perfect for entertaining, there are areas of lawn, attractive shrub borders and a greenhouse. A path leads around the house to a small enclosed garden and side gate to the driveway.

Key Features

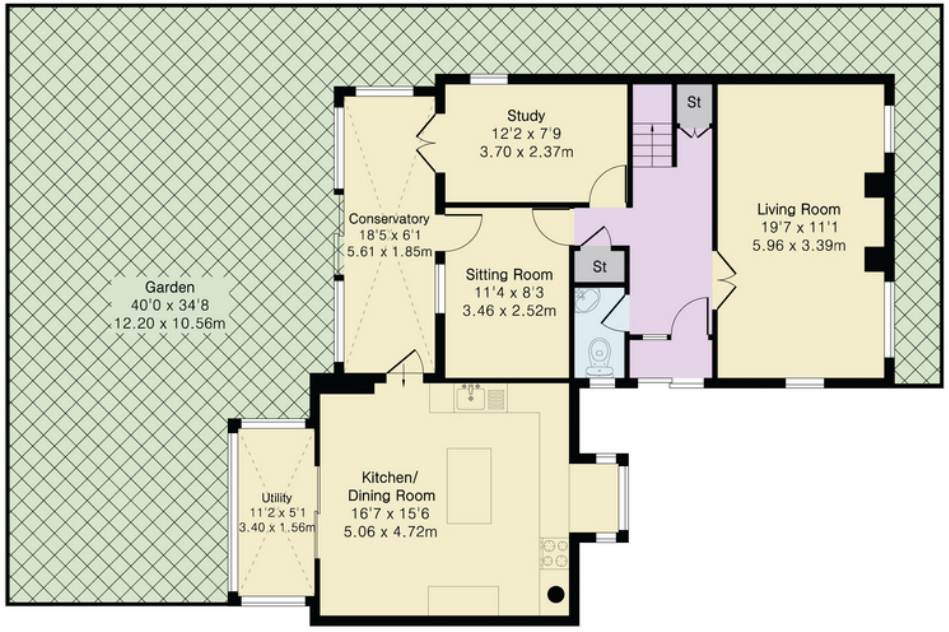
- Four bedroom detached property
- Spacious living room
- Impressive kitchen / dining room
- Two further reception rooms
- Conservatory
- Ensuite shower room and family bathroom
- Cloakroom
- Rear garden
- Ample driveway parking for multiple vehicles
- Council tax band: E, EPC: C

The Location

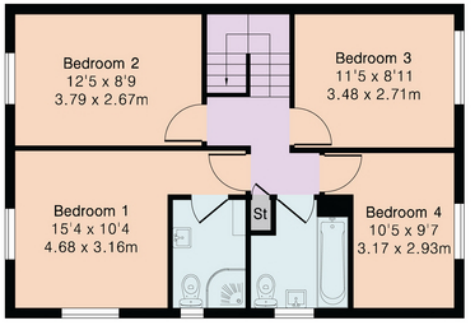
Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

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.

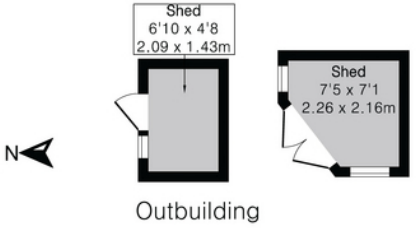
Approximate Gross Internal Area 1607 sq ft - 149 sq m
(Excluding Outbuilding)
Ground Floor Area 1035 sq ft – 96 sq m
First Floor Area 572 sq ft – 53 sq m
Outbuilding Area 77 sq ft – 7 sq m



Ground Floor



First Floor



Outbuilding

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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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