



12 Cherbury Green, Grove, Wantage, OX12 0DB

£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom detached property with garage in this popular area of Grove close to local shops and amenities.

The property comprises entrance hall leading to the kitchen which has a range of eye and base level units with built in oven, hob and dishwasher and window to the front. The living room is bright and spacious with patio doors to the rear garden, storage cupboard and feature fireplace. The conservatory offers a separate dining area with French doors to the garden and there is a cloakroom with internal access into the integral garage.

To the first floor are three double bedrooms, the master has built in wardrobes and there is a family bathroom.

Outside the front of the property is block paved with parking for two vehicles, the enclosed rear garden is south facing with patio and low maintenance gravel areas, two sheds and benefits from a side gate for access.

Some material information to note: Freehold property. 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 medium surface water and low rivers and sea 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three bedroom detached
- Kitchen
- Bright and spacious living room
- Conservatory
- Enclosed south facing rear garden
- Cloakroom
- Driveway parking with integral garage
- Family bathroom
- Council tax band D, EPC: D

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.

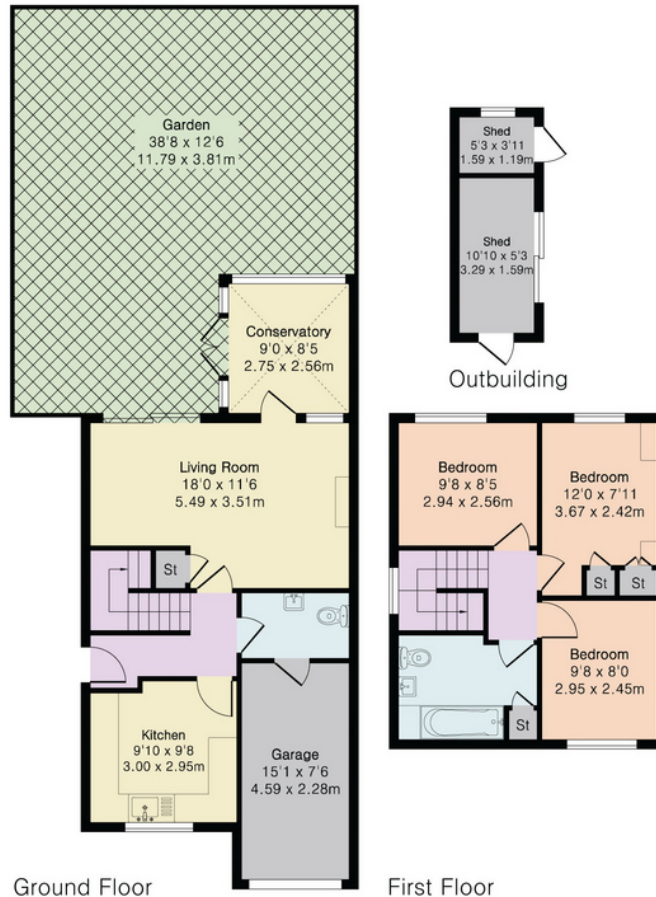


**Approximate Gross Internal Area 1009 sq ft - 94 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 397 sq ft – 37 sq m

Outbuilding Area 78 sq ft – 7 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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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