



50 Douglas Drive, Grove, OX12 0GL  
Guide Price £440,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A modern four bedroom detached property with driveway parking and open-plan kitchen / dining room situated within a popular development in Grove with no onward chain.

This stunning family home comprises a welcoming entrance hall with cloakroom, sitting room with views over the pleasant front garden, a large upgraded kitchen / dining room at the rear with double doors leading to the garden and integrated appliances including dishwasher, oven & hob, fridge / freezer and washing machine.

To the first floor are four double bedrooms of which the master benefits from a fully tiled ensuite shower room and a further family bathroom with shower over bath.

Outside the rear garden has had the patio area extended to provide a superb space for entertaining and a lawn area. To the front of the property driveway parking for two vehicles, EV car charger, leading to the integral garage with a personnel door into the hallway and an area of lawn.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking and garage. 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.







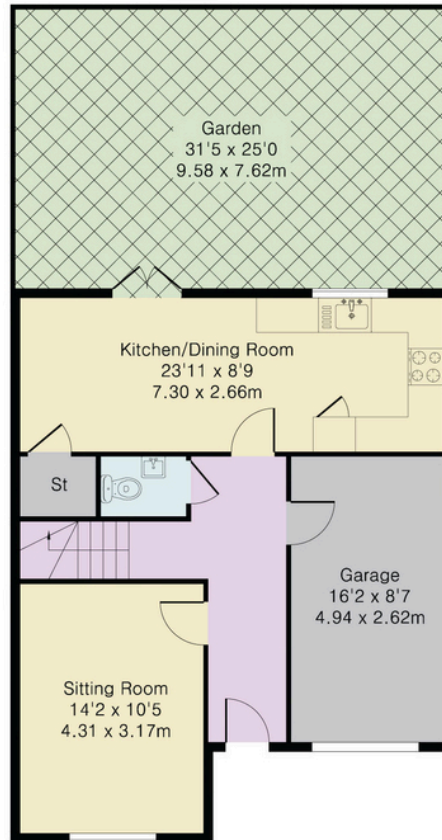
## Key Features

- Detached property
- Four double bedrooms
- No onward chain
- Remaining builders warranty
- Kitchen / dining room
- Sitting room
- Cloakroom
- EV Charger
- Garage and driveway parking
- EPC rating: B, Council tax band: E

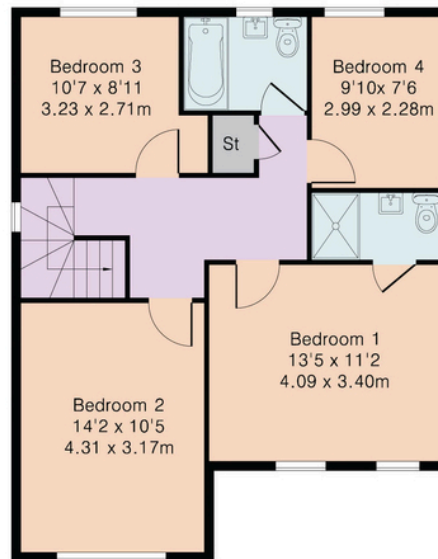
## The Location

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 1314 sq ft – 122 sq m  
Ground Floor Area 657 sq ft – 61 sq m  
First Floor Area 657 sq ft – 61 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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