



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.

Thomas Merrifield and their clients give notice that:

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