



14 Oxford Lane, Grove, Wantage, OX12 7PJ
£399,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended spacious three bedroom detached property with integral garage situated in a very sought after area of Grove close to local shops and amenities with the benefit of no onward chain.

This delightful property comprises entrance porch, hallway, spacious sitting / dining room with feature fireplace and door into the conservatory with patio doors leading into the garden. There is a large kitchen / breakfast room with ample eye and base level units and side stable door. Beyond the kitchen is a utility room with access to the understairs storage cupboard and doors to access the front and rear of the property.

To the first floor are three double bedrooms and family bathroom with adjacent separate WC.

Outside to the front of the property is a driveway leading to an integral garage, the front garden is laid to lawn with mature shrubs. The enclosed rear garden is south facing and is mainly laid to lawn with mature shrubs and patio. Other benefits include new boiler installed 2025.

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 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three bedroom detached
- Spacious sitting / dining room
- New boiler installed 2025
- Kitchen / breakfast room
- Integral garage with driveway parking
- Conservatory
- Utility
- Three double bedrooms
- South facing garden
- 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 1203 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 516 sq ft – 48 sq m

Garage Area 140 sq ft – 13 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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