



7 Hawksworth Close, Grove, Wantage, OX12 0NU
£280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented two-bedroom terraced home, recently renovated throughout to an exceptional standard and ideally situated close to local amenities and transport links in Grove.

Upon entering, you are greeted by an entrance porch with a built-in storage cupboard, which leads through to the impressive open-plan kitchen, living and dining area. The newly installed, high-specification kitchen is set at the rear of the property and features elegant marble worktops, a single oven, four-burner gas hob with extractor, and an integrated fridge/freezer. Upstairs, the first floor offers two well-proportioned bedrooms and a family bathroom, with the master bedroom providing a generous double space and integrated storage.

Externally, the low-maintenance rear garden has been stylishly landscaped with a contemporary patio and raised planted beds. A rear access gate leads out to a garage located in a nearby block, with parking available in front of the garage.

Some material information to note: Freehold property. Gas central heating. Mains water, 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. 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.



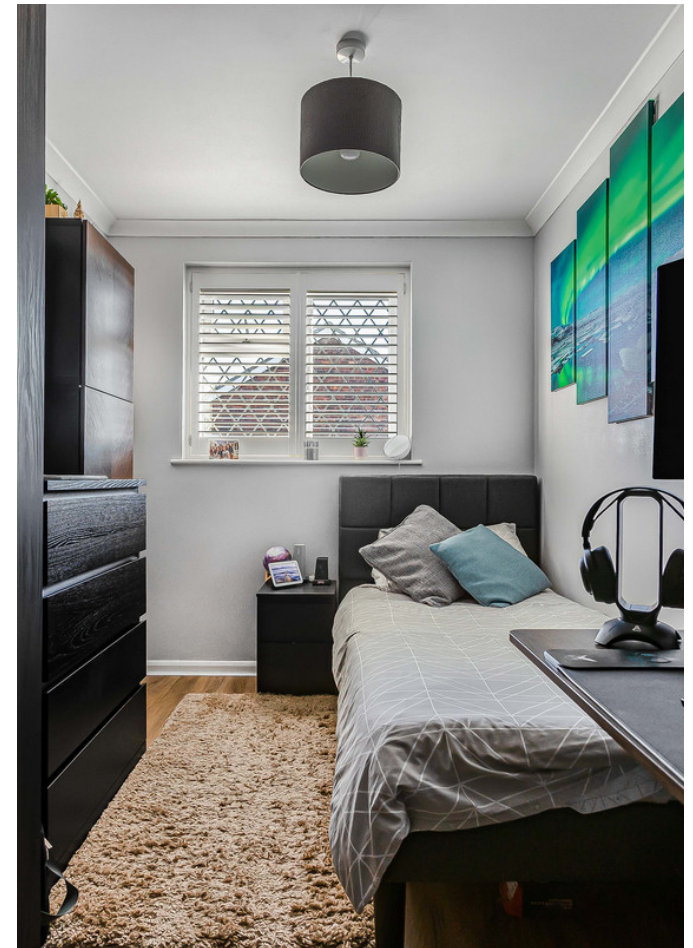


Key Features

- Fully renovated to a high standard
- Open-plan kitchen/living/dining area
- Modern kitchen with marble worktops
- Two bedrooms with built-in storage to master
- Low-maintenance landscaped garden
- Single Garage
- New windows and doors
- New gas boiler and heating system
- Council Tax Band: C, EPC rating: C

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.

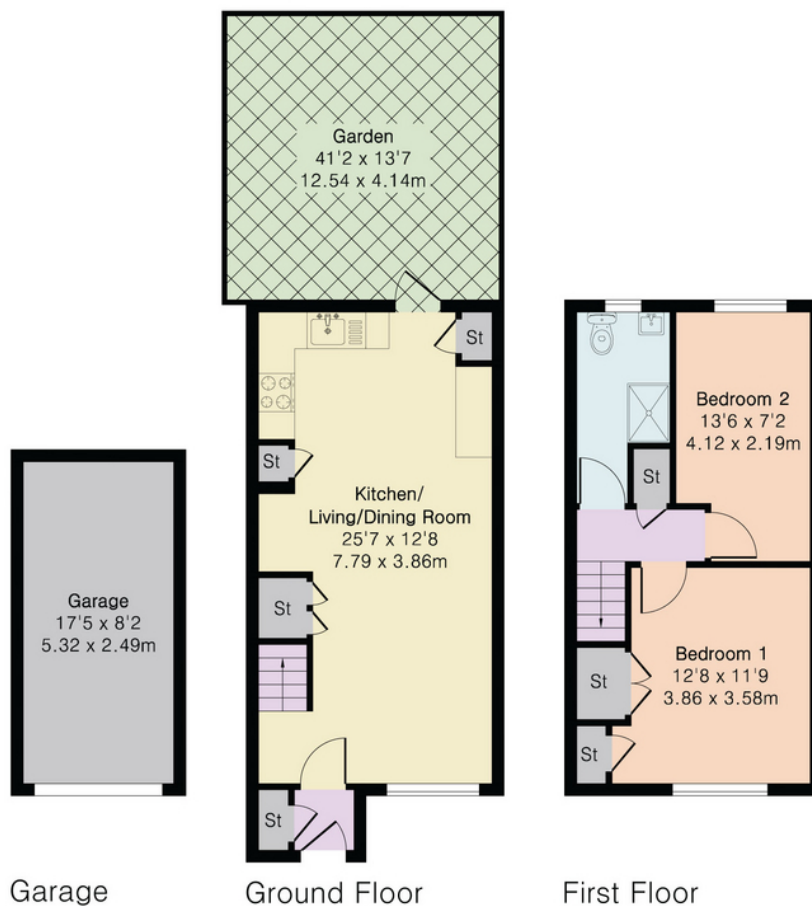


**Approximate Gross Internal Area 666 sq ft - 62 sq m
(Excluding Garage)**

Ground Floor Area 342 sq ft – 32 sq m

First Floor Area 324 sq ft – 30 sq m

Garage Area 143 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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