



1 Kingside Grove, Wantage, OX12 7FB  
£575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A delightful, modern four-double-bedroom detached property with garage, situated on this popular development in Grove, close to local shops and amenities.

The accommodation comprises an entrance hall, cloakroom and large storage cupboard. There is a very spacious dual-aspect sitting room with a beautiful bay window, and across the hallway is the modern kitchen/dining room with French doors opening into the garden. The stylish kitchen offers a range of units with built-in appliances including a double oven, electric hob, fridge/freezer, washing machine and dishwasher, and also benefits from air conditioning.

On the first floor, the master bedroom features a dressing area, built-in wardrobes and an ensuite shower room, along with a second generous bedroom which also has an ensuite shower room. On the second floor, there are two further spacious bedrooms served by a modern family bathroom.

Outside, the garden has been beautifully landscaped. The fully enclosed, west-facing garden captures both daytime and evening sun and includes a large porcelain-tiled patio, a decked area perfect for entertaining, and a further area laid to lawn. There are two access gates, one leading to the garage and the other to the front of the house. Attractive shrub borders frame the front and side of the property. The home also benefits from a garage with parking in front.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode and 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.







## Key Features

- Four spacious double bedrooms
- Sitting room with bay window
- Generous kitchen / dining room
- Built in kitchen appliances
- Master bedroom with dressing area and ensuite
- Second bedroom with ensuite shower room
- Landscaped garden
- Cloakroom
- Garage
- Council tax band: F, EPC: B

## 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 1605 sq ft - 148 sq m  
(Excluding Garage)**

Ground Floor Area 586 sq ft – 54 sq m

First Floor Area 576 sq ft – 53 sq m

Second Floor Area 443 sq ft – 41 sq m

Garage Area 191 sq ft – 18 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.

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