



14 Allen Close, Grove, Wantage, OX12 0GW
£397,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented three-bedroom detached home, located on a popular development in the heart of Grove close to shops and amenities.

This impressive home has been thoughtfully designed and comprises an entrance hall leading to a high-specification kitchen/breakfast room fitted with a range of base and eye-level units, oven, hob, fridge/ freezer and dishwasher, with French doors opening onto the garden. The utility room provides space for both a washing machine and tumble dryer, and there is also a downstairs WC.

Also off the entrance hall is a fantastic sitting room, filled with an abundance of natural light, creating a bright and welcoming living space.

To the first floor are three spacious bedrooms, including a stylish en-suite to the principal bedroom, along with a further modern family bathroom.

The well-proportioned rear garden features separate patio and decking areas, with the remainder laid to lawn. In addition, the property benefits from a driveway and garage.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. 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

- Three bedroom detached
- Kitchen / dining room with integrated appliances
- Utility room
- Cloakroom
- Master bedroom with ensuite shower room
- Garage with driveway parking
- Rear garden
- Council tax band: D, EPC: B

The Location

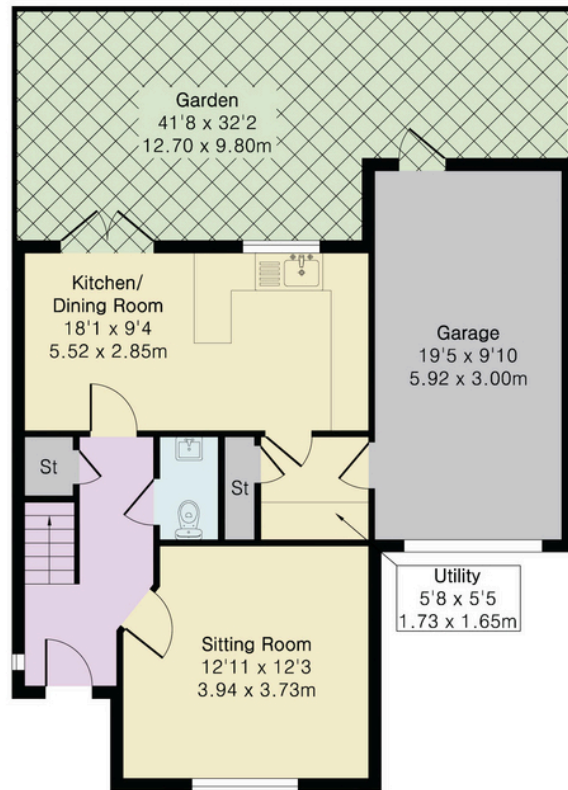
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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.



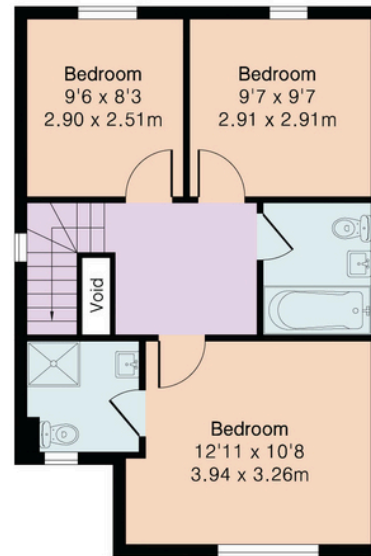
**Approximate Gross Internal Area 1148 sq ft - 106 sq m
(Including Garage)**

Ground Floor Area 672 sq ft – 62 sq m

First Floor Area 476 sq ft – 44 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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