



Nobles Close, Grove, OX12 0NR

£489,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning extended four bedroom detached property situated in this popular area of Grove close to local shops and amenities.

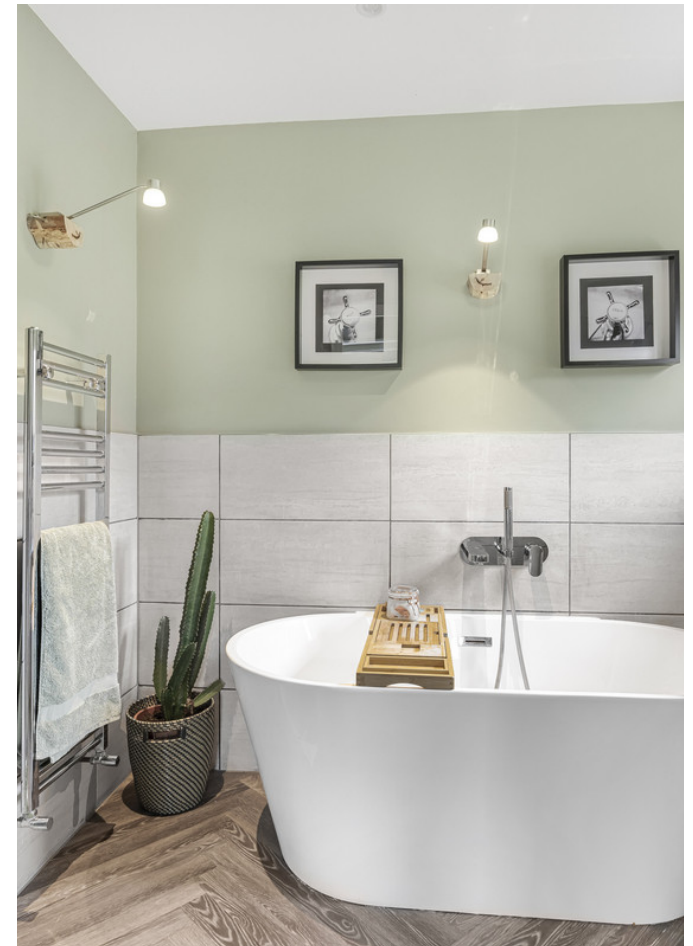
This immaculate property has been renovated and improved by the current owners and offers a versatile family living space. The accommodation comprises entrance porch, cloakroom, hallway, modern kitchen with a range of eye and base level units, central island, built in oven and hob, utility room with side external door, study, spacious open plan sitting room / dining room with woodburning stove and French doors to the garden and light and airy garden room with French doors to the garden.

To the first floor master bedroom with built in wardrobe and stunning ensuite with bath and separate shower, three further double bedrooms, one currently used as a dressing room and refitted family shower room.

Outside the property has a large driveway for multiple vehicles leading to a garage. To the front landscaped garden with further block paving, the rear garden is south facing and is mainly laid to lawn, with large patio area and shrub borders. There is an outbuilding in the garden currently used as a gym.



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.

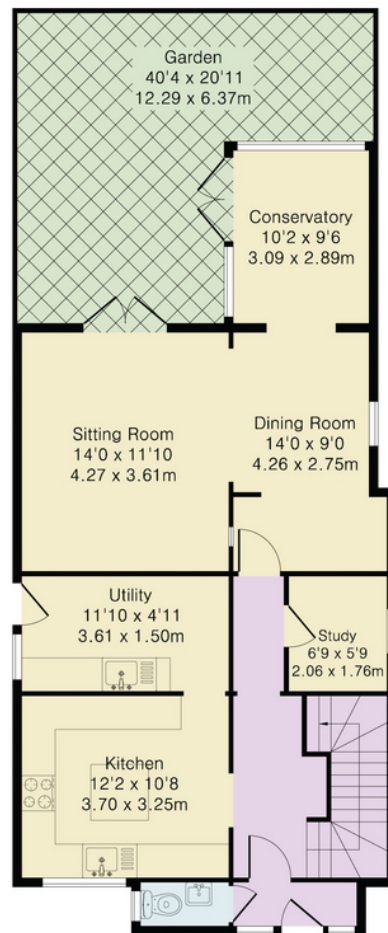


Key Features

- Modernised and extended detached property
- Open plan sitting / dining room
- Kitchen and utility room
- Four double bedrooms
- Refitted ensuite and family shower room
- Downstairs cloakroom
- South facing rear garden
- Garage with driveway
- Conservatory
- Council Tax: E, EPC Rating: D

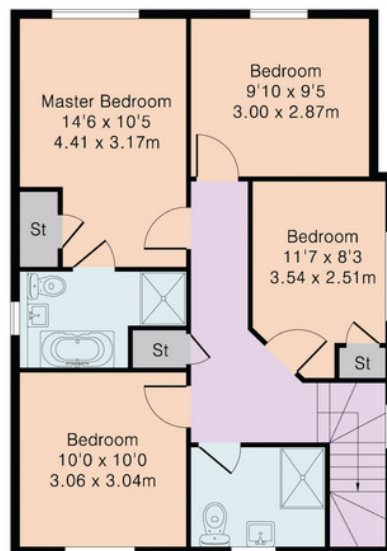
The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day 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 Saville 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.9 miles) offering a fast service to London Paddington c. 40 minutes.

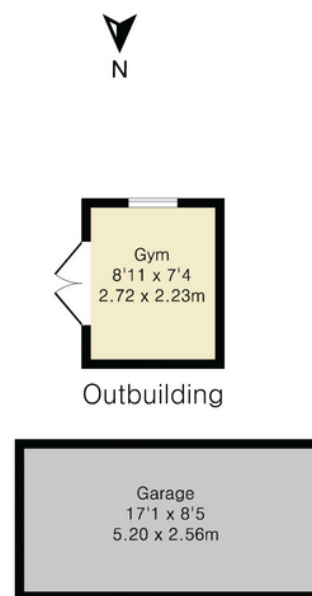


Ground Floor

Approximate Gross Internal Area 1651 sq ft – 153 sq m
 Ground Floor Area 795 sq ft – 74 sq m
 First Floor Area 648 sq ft – 60 sq m
 Garage Area 143 sq ft – 13 sq m
 Outbuilding Area 65 sq ft – 6 sq m



First Floor



Garage

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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