



GROVE BRIDGE WANTAGE OX12
£4,000 PER MONTH AVAILABLE NOW


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Grove Bridge Wantage OX12

£4,000 Per Month
Part-furnished

 **5 Bedrooms**
 **4 Bathrooms**
 **3 Receptions**

Features

- Five bedrooms, - Four bathrooms (two ensuite), - Three Reception rooms, - Double Garage, - Private Driveway, - Double Glazing, - Council Tax Band G

Council Tax

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Hamptons

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{ AN EDWARDIAN FIVE BEDROOM FAMILY HOME, INBETWEEN WANTAGE & GROVE

The Property

An attractive five bedroom Edwardian family home, with private driveway, garaging and set well within an attractive 0.69 acre plot. Offered on a part-furnished basis, the accommodation is arranged over two floors. The ground floor comprises an inviting entrance hall, open plan kitchen breakfast room, two spacious reception rooms, one of which has a modern wood burning stove, utility, shower room and office space. Taking the stairs up to the second floor, is the principal suite with dressing room, ensuite and private balcony overlooking the garden, second bedroom with ensuite shower room, three further bedrooms served by a family bathroom. The front garden is mostly laid to lawn and surrounded by hedging to ensure privacy. The rear garden is well established, offering a mix of mature trees, grassed areas, and a decked area for outdoor dining. Across a small bridge on the other side of Letcombe Brooke, which runs across the garden, is the orchard.

Location

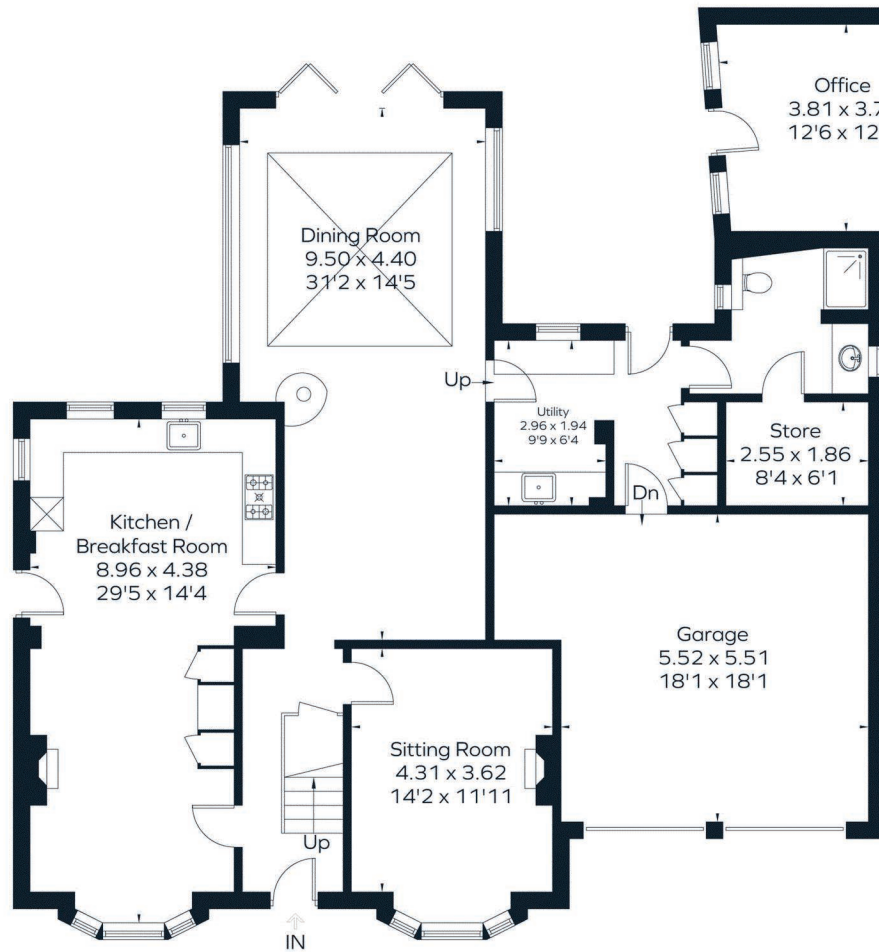
Located between the popular market town of Wantage and Grove, it an ideal location for access onto the M4, A34 and M40, and is a perfect base to explore the neighbouring countryside. Enjoying a host excellent schools in the local area, private schools to include St Hugh's, Dragon School, Abingdon School and St Edward's, state schools to include Kind Alfred's, St Birinus and Didcot Girls. Newbury Racecourse, Buscot Park, Blenheim Palace, National Trust sites and Bicester Village are popular places to visit locally, as are the Cotswolds with the town of Burford located only 40

mins drive. Didcot Parkway is the closest train station, at approx. 9.5 miles, offering frequent and fast services to London Paddington, with Oxford Station 17 miles and Oxford Parkway 19 miles. Abingdon 11 miles, Oxford 17 miles, Newbury 17 miles. All distances are approximate.



Approximate Area = 298.8 sq m / 3216 sq ft (Including Garage)

Including Limited Use Area (4.1 sq m / 44 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential fourwalls-group.com 303141

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
		61	74
<small>EU Directive 2002/91/EC</small>			
England & Wales		EU Directive 2002/91/EC	

