



Paul Pieri

Grove

£700,000

Oxfordshire



Grove

£700,000

Beautifully presented and characterful detached farmhouse located on the edge of Grove, benefiting from a forty-five-foot dual aspect reception room with a vaulted ceiling, wood burner and many exposed beams; a truly impressive room providing flexible multipurpose living space. Open plan to this room is a seating area with glazed sliding doors overlooking the south facing garden. There is a kitchen/dining room with stylish fittings including composite worktops and range cooker. A wood burner is set into the fireplace in the dining end. The kitchen is complimented by a separate utility room. The inner hallway provides access to a ground floor shower and a separate ground floor WC in addition to a third reception room, equally suited for use as a study or ground floor bedroom. The first floor comprises three double bedrooms, the master bedroom is dual aspect and has double doors opening to a beautiful en-suite with shower enclosure, freestanding bath, WC, and wash basin with vanity unit. Bedrooms two and three are served by a fantastic family bathroom fitted with a traditional style suite incorporating a roll top bath. Internal doors are all oak, heating is served by a gas boiler to radiators to bedrooms two and three as well as the landing. The master bedroom and downstairs have underfloor heating. Windows are double-glazed throughout. Outside the property

is a well-tended enclosed garden laid mostly to lawn with patio areas and a garden pond. A gravel driveway provides off-street parking and access to the integral double garage. The garden faces south and enjoys views towards adjoining fields. A truly unique and impressive home that must be seen to be fully appreciated.

Directions:

Leave Wantage via the A338 heading north towards Grove and Oxford. Upon entering Grove just before the traffic lights the entrance to the property can be found on the right-hand side.

- Three/four-bedroom detached farmhouse
- Three reception rooms
- Gas fired underfloor heating to the ground floor and radiators to the first floor
- South facing well maintained gardens
- Integral double garage
- Kitchen/dining room
- Utility room
- Ground floor shower and WC and first floor bathroom and en-suite

For more information or to arrange a viewing please contact:

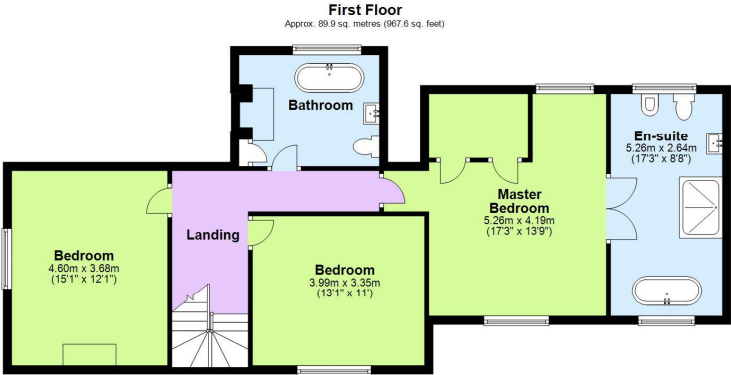
Wantage
3b Newbury Street
Wantage
Oxfordshire, OX12 8BU

Sales
Tel 01235 763611
Email sales@paulpieri.co.uk
Web www.paulpieri.co.uk









Total area: approx. 268.1 sq. metres (2886.2 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows and rooms are approximate for indicative purposes only. No responsibility is taken for any error, omission, or misstatement. Specifically, no guarantee is given on the total square footage of the property if provided and figures are given for guidance purposes only and must not be relied on as a basis of valuation.
Plan produced using PlanUp.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Paul Pieri Estate Agents Limited and no guarantee as to their operating ability or their efficiency can be given.