



15 Vicarage Close, Wantage, OX12 7NS

Guide Price £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extended and well-proportioned three-bedroom detached home, situated in the highly sought-after area of Old Grove.

The property comprises an entrance hall and an impressive circa 28ft sitting/dining room, featuring a log-burning fire and bi-folding doors leading to the rear garden. The kitchen/breakfast room offers ample storage cupboards and provides access to the side, along with a separate utility room.

To the first floor are three double bedrooms, the master benefiting for built in storage, and a modern family bathroom with shower over bath.

Externally, the property benefits from an attractive, south-facing enclosed rear garden, mainly laid to lawn with shrub borders and a patio area. To the front, there is a block-paved driveway providing off-road parking and access to the garage. Further features include gas central heating and a quiet cul-de-sac location.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





## Key Features

- South facing rear garden
- Driveway parking
- Extended three bedroom detached home
- Modern family bathroom
- Large sitting / dining room
- Utility room
- Kitchen / breakfast room
- EPC rating: D, Council tax band: D

## The Location

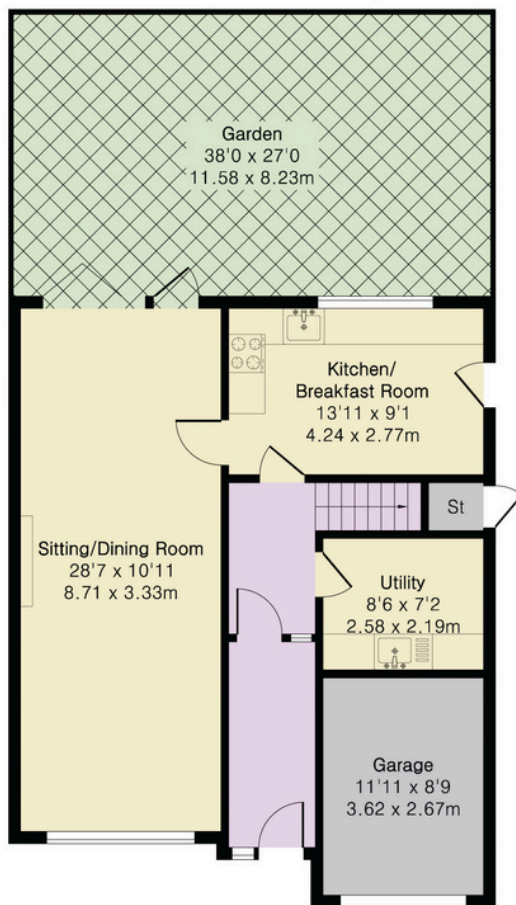
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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. 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 1144 sq ft - 106 sq m  
(Excluding Garage)**

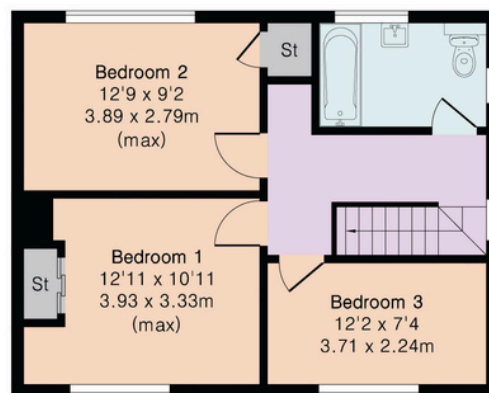
Ground Floor Area 645 sq ft – 60 sq m

First Floor Area 499 sq ft – 46 sq m

Garage Area 104 sq ft – 10 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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