

28 Churchward Close, Wantage, OX12 0QZ

£450,000

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A beautifully presented four-bedroom detached family home, ideally positioned within a highly sought-after cul-de-sac on the edge of Grove.

The property offers well-proportioned accommodation, beginning with a generous entrance hall and cloakroom. The dining room enjoys a charming box bay window overlooking the front garden. The spacious and light-filled sitting room with log burner features French doors opening directly onto the rear garden. The kitchen has a range of fitted units and a door provides internal access to the garage. The kitchen has a range of fitted units and a door provides internal access to the garage.

To the first floor, the landing leads to four generously sized bedrooms and family bathroom. The master bedroom is positioned to the front of the property and benefits from built-in wardrobes and an en-suite shower room.

Externally, the property has driveway parking and a garage with door into the enclosed west-facing rear garden. The garden offers a good degree of privacy and is mainly laid to lawn, with patio area and a shed with 240V electrical supply.

Some material information to note: Freehold house. Gas central heating. Mains water, electrics and drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available. Ofcom checker indicates mobile coverage is available with most 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

- Desirable edge-of-village location
- Four bedroom detached property
- Master bedroom with ensuite shower room
- Dining room
- Sitting room with log burner
- Garage and parking
- Attractive garden with a good degree of privacy
- EPC rating: TBC, Council tax band: E

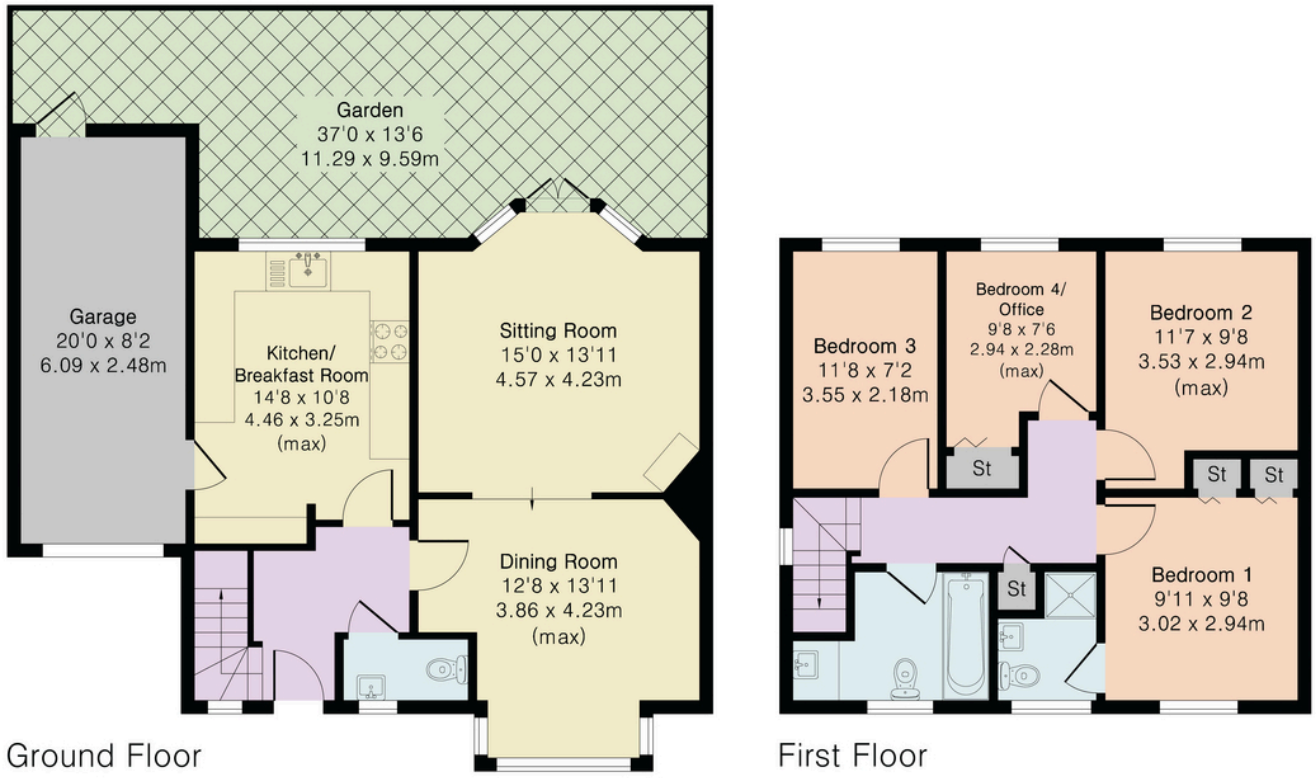
The Location

Churchward Close sits off Denchworth Road in the north of Grove, with countryside walks within a two minute walk. 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. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. It 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.9 miles to London Paddington c.40 minutes.

Approximate Gross Internal Area 1291 sq ft - 120 sq m (Including Garage)

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 545 sq ft – 51 sq m



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Wantage Office
15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444
E wantage@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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