



7 Vale Avenue, Wantage, OX12 7LU

Offers In Excess Of £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful four-bedroom detached family home, ideally situated within the highly sought-after 'Old Grove' area. The property benefits from off-road parking and a generously sized, private rear garden.

The ground floor comprises a welcoming entrance hallway leading into a generous sitting room, complete with a feature fireplace. To the rear of the property is a spacious kitchen/diner, with French doors opening directly onto the larger-than-average private rear garden. The ground floor is further complemented by a separate family room, utility area and convenient downstairs cloakroom.

The first floor offers four well-proportioned bedrooms, along with a family bathroom. The principal bedroom further benefits from a private en-suite shower room.

Externally, the property benefits from a spacious driveway providing off-road parking for several vehicles, complemented by a wonderful private rear garden, offering an ideal space for outdoor entertaining.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, super fast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



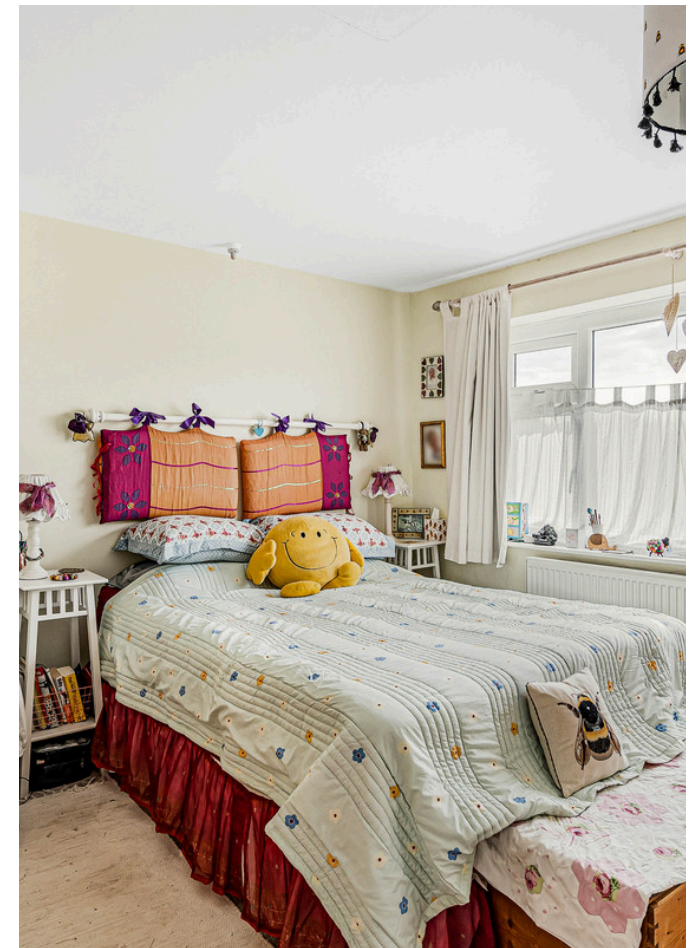


Key Features

- Detached house
- Four bedrooms
- Two receptions rooms
- Kitchen / Dining room
- Downstairs cloakroom
- Utility
- Family bathroom plus an En-suite to principal bedroom
- Driveway parking
- Council tax band - E
- EPC - C

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 1899 sq ft - 177 sq m
(Excluding Outbuilding)**

Ground Floor Area 1097 sq ft – 102 sq m

First Floor Area 802 sq ft – 75 sq m

Outbuilding Area 155 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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