



33 Farmstead Close, Wantage, OX12 0BD

Offers Over £280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three-bedroom terraced home, tucked away in a quiet cul-de-sac within this sought-after area of Grove, just a short walk from local shops, schools, and other amenities.

The property opens into a generous living room, which leads through to a bright open-plan kitchen, breakfast, and dining area. This space is ideal for modern living and is enhanced by patio doors opening onto the rear garden, which offers a good degree of privacy.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden, while to the rear is a private enclosed garden. A garage with driveway parking is conveniently located directly opposite the property.

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 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. 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

- Three bedroom terraced property
- Open plan kitchen / dining room
- Quiet cul de sac location
- Sitting room
- Family bathroom
- Enclosed rear garden
- Garage with parking in front
- Council tax band: C, 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.

Thomas Merrifield and their clients give notice that:

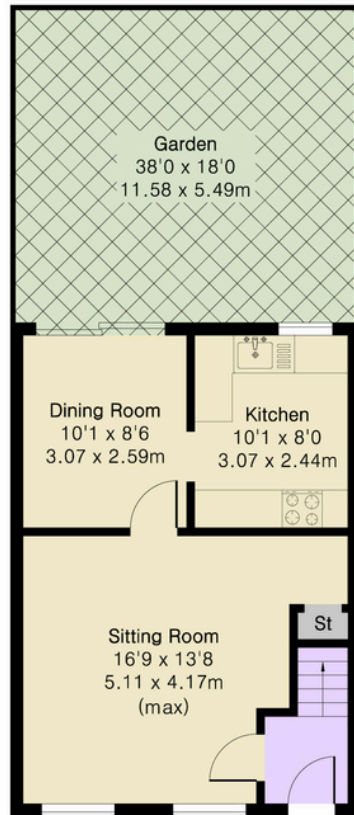
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

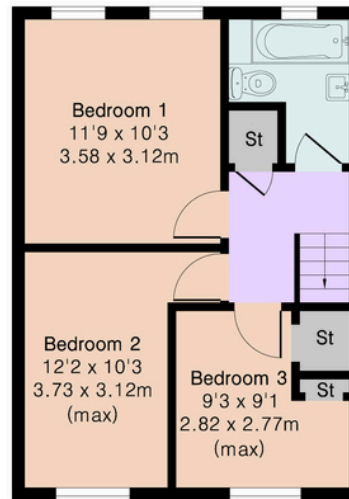
Approximate Gross Internal Area 832 sq ft - 78 sq m

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 416 sq ft – 39 sq m



Ground Floor



First Floor

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS