



10 Gloucester Place, Grove, OX12 0PH

Offers In Excess Of £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented modern four bedroom detached house situated on this popular development in Grove, benefitting from the onward chain in place.

The property comprises entrance hall, spacious living room, open plan kitchen/ dining room with integrated appliances. The kitchen has two sets of French doors leading into the garden. The ground floor is finished with a downstairs cloakroom and a versatile second reception room which could be used as an office or playroom. To the first floor the master bedroom benefits from an ensuite, plus three further generous bedrooms and a family bathroom with bath and separate shower.

Outside the property has an enclosed rear garden mainly laid to lawn with raised borders, patio and a personal door into the large garage with power and light. There is off street parking in front of the garage for two vehicles.

Some material information to note: 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.





Key Features

- Detached four double bedrooms
- Open plan kitchen / dining room
- Living room
- Second reception room
- Family bathroom
- Ensuite to principal bedroom
- Downstairs cloakroom
- Garage with driveway parking for two vehicles
- Council Tax Band; F, EPC Rating; B

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.

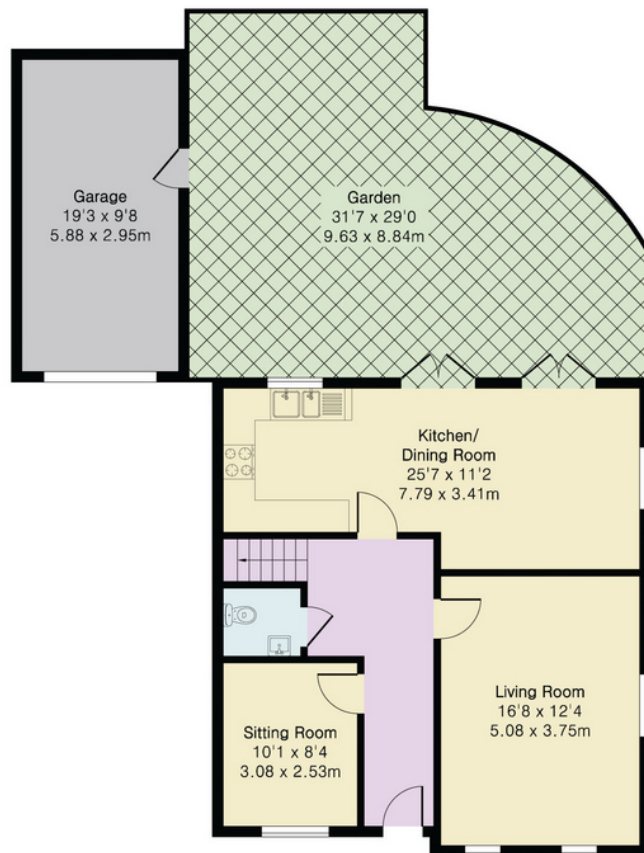


**Approximate Gross Internal Area 1416 sq ft - 132 sq m
(Excluding Garage)**

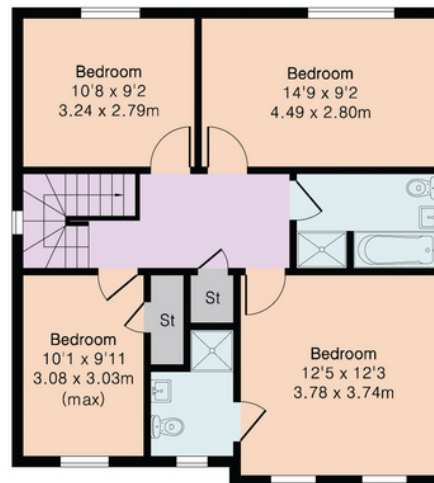
Ground Floor Area 708 sq ft – 66 sq m

First Floor Area 708 sq ft – 66 sq m

Garage Area 187 sq ft – 17 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.

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