



85 Grove Street, Wantage, OX12 7BH

Offers Over £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located within easy walking distance of Wantage town centre, this beautifully presented two-bedroom Victorian home perfectly combines period character with modern living.

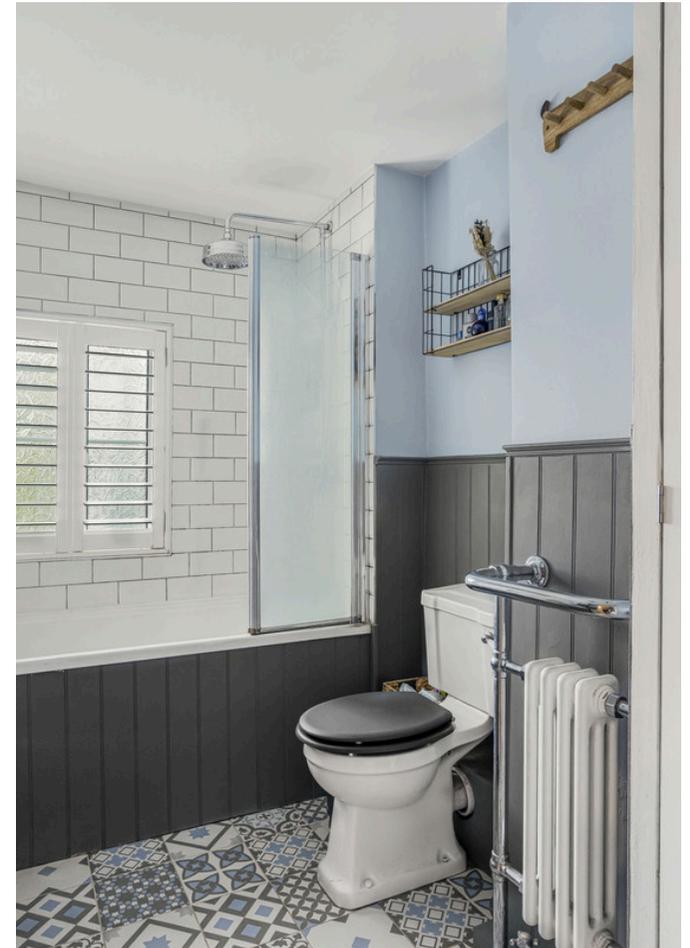
The ground floor offers two generous reception rooms – a sitting room with a log-burning stove and a spacious dining room, both featuring attractive hardwood flooring. The traditional shaker-style kitchen includes a useful larder cupboard and direct access to the rear garden.

On the first floor, there is a double bedroom with fitted wardrobes and a stylish family bathroom with a shower over the bath. The top floor is dedicated to the master bedroom.

Outside, the rear garden is ideal for entertaining, with a patio and lawn area leading to a contemporary office pod – perfect for home working or creative use.

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. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Two double bedrooms
- Large rear garden
- immaculately renovated
- Office pod in the garden
- separate living and dining room
- EPC Rating; E, Council Tax Band; C

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.

