



9 Massey Road, Wantage, OX12 7FQ
£515,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This stunning four bedroom detached family home is presented in immaculate order having been beautifully maintained by the current owners, located close to local shops and amenities.

The spacious ground floor accommodation features a large entrance hall with storage cupboard. The stylish kitchen/dining room features upgraded solid worktops and is fitted with a range of integrated appliances, ample storage cupboards and a large breakfast bar. French doors open directly onto the rear garden, creating an ideal space for indoor-outdoor living. A generously proportioned, sitting room offers exceptional natural light through the bay window, and a cloakroom completes the ground floor.

To the first floor there are three double bedrooms, one with an en suite, creating a good-sized guest suite and a contemporary family bathroom. To the second floor the exceptionally large master bedroom benefits from an en-suite shower room with large built-in cupboards on either side and further storage on the landing.

Outside, there is a driveway with parking for three vehicles and a garage. The rear garden is enclosed by a brick wall, with artificial turf and large patio area, perfect for entertaining.



Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard 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 within this postcode. We are not aware of any planning permissions in place which would negatively affect the property. The property has an estate charge of £229.75 p/a.



Key Features

- Four double bedrooms
- Large kitchen diner
- Sitting room
- West facing garden
- Master bedroom suite with built in wardrobes
- Second bedroom with ensuite
- Cloakroom
- Garage with driveway parking
- Council tax band: F, 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. There is an excellent bus service to Wantage, Oxford and Didcot. 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 1332 sq ft - 123 sq m
(Excluding Garage)**

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 499 sq ft – 46 sq m

Second Floor Area 327 sq ft – 30 sq m

Garage Area 200 sq ft – 19 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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