



3 Easterfield, Wantage, OX12 7LL
£515,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An impressive four-bedroom, two-bathroom detached family home, situated in a quiet cul-de-sac location and conveniently close to local shops and amenities.

This spacious home offers a welcoming entrance hall with a storage cupboard and cloakroom. A formerly separate sitting room has been thoughtfully divided by a partition wall to create a study and a snug, with double doors opening to the front of the property. The large kitchen/dining room is well equipped with a range of eye and base level units, while the rear extension provides a glorious sitting room with double doors opening onto the rear garden. A further inner hallway leads to the boot room and integral garage.

To the first floor, the master bedroom benefits from an en-suite shower room and a walk-in wardrobe. There are three further generously sized bedrooms and a family bathroom.

Outside, the front of the property is approached via a driveway providing parking for multiple vehicles. The rear garden offers excellent privacy and features a large patio area, lawn, well-stocked borders, and a good-sized outbuilding with power.



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. The government portal generally highlights this as a medium surface water and low rivers and sea 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.



Key Features

- Four bedrooms two bathrooms
- Private rear garden
- Quiet location
- Extended to provide spacious accomdation
- Driveway parking
- Master bedroom with ensuite shower room
- Garage and boot room
- Three reception rooms
- EPC rating: C, Council tax band: E

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 1740 sq ft - 162 sq m
(Including Garage)**

Ground Floor Area 1045 sq ft – 97 sq m

First Floor Area 695 sq ft – 65 sq m



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