



33 Woods Road, Grove, Wantage, OX12 0RQ

Offers In Excess Of £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A delightful four-bedroom detached home, situated on this popular development and conveniently located close to local shops and amenities.

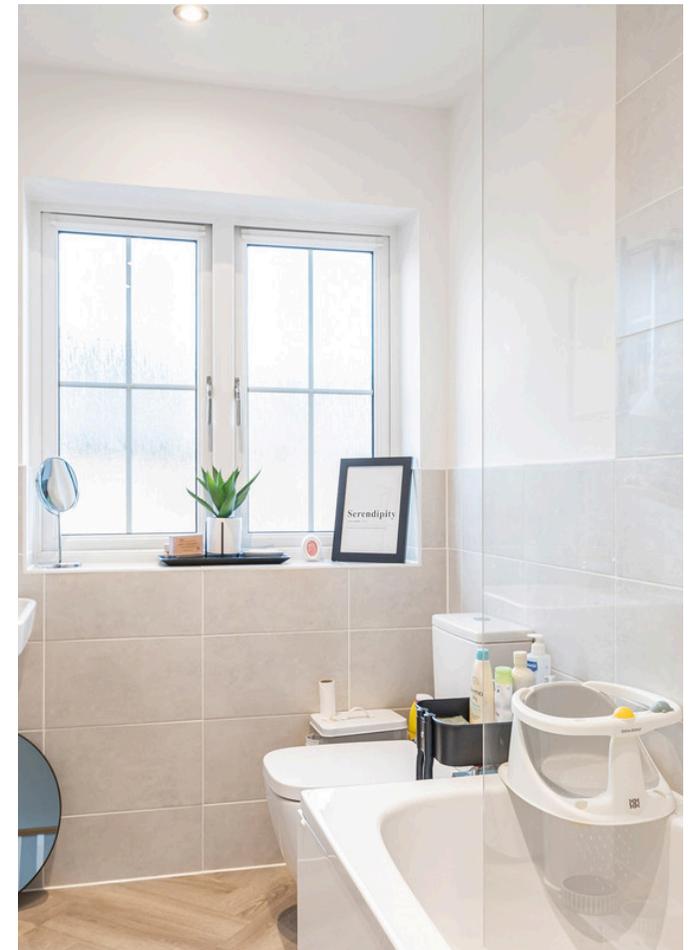
This well-proportioned property offers excellent family living space and comprises an entrance hall with storage cupboard, study, cloakroom, and a generous triple-aspect sitting room with French doors opening onto the garden. The stunning, spacious kitchen/dining room features a central island with breakfast bar, French doors to the patio, and a range of modern eye- and base-level units with integrated appliances including an oven, hob, fridge/freezer and dishwasher, complemented by beautiful stone worktops. A useful laundry/storage cupboard is discreetly located within the kitchen.

To the first floor is a principal bedroom with built-in wardrobes and an en-suite shower room, three further double bedrooms, and a stylish family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn with a patio area and side access gate. To the front is an area of lawn, with driveway parking to the side leading to a garage with a personal door providing access to the garden.



Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking and garage. 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

- Four bedroom detached
- Sitting room
- Spacious modern kitchen / diner
- Built in kitchen appliances
- Separate study
- Cloakroom
- Master bedroom with ensuite
- Garage with driveway
- Enclosed rear garden
- Council tax band: tbc, EPC: 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.

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.

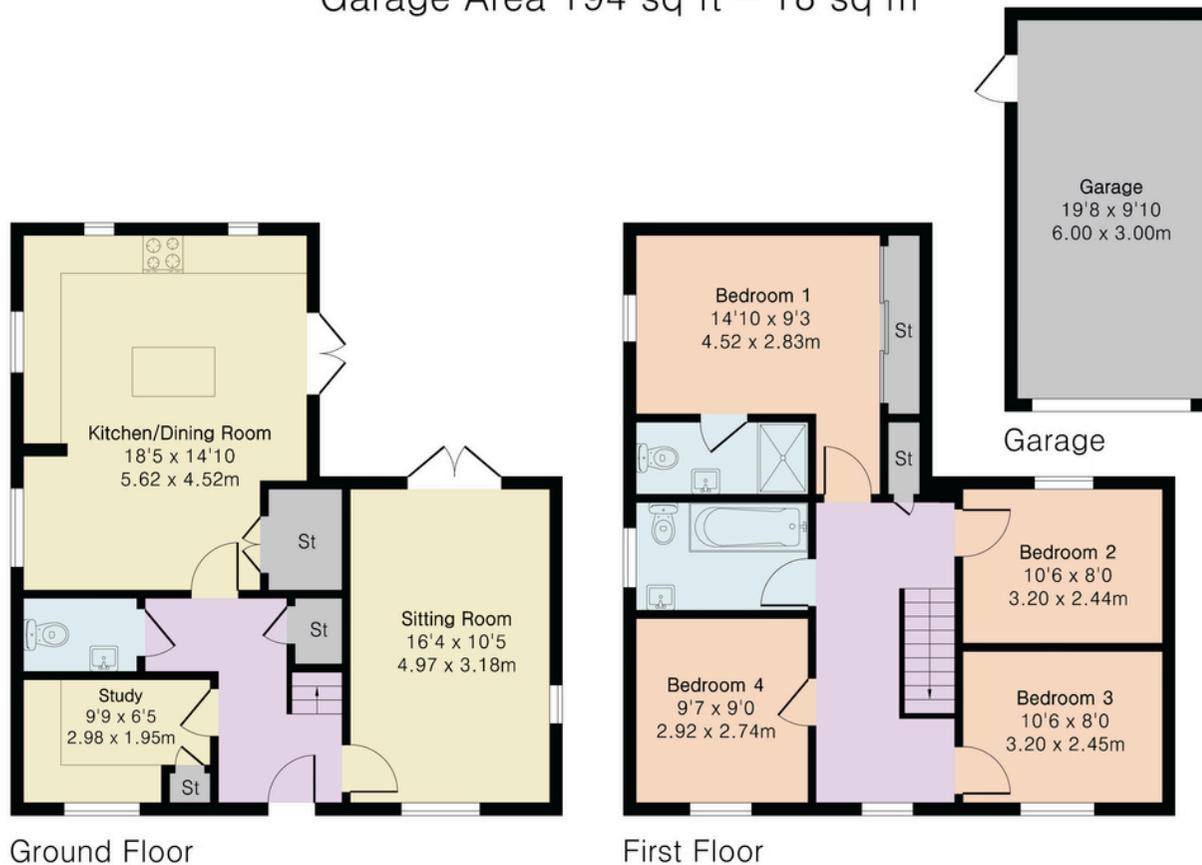
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1288 sq ft - 120 sq m  
(Excluding Garage)**

Ground Floor Area 644 sq ft – 60 sq m

First Floor Area 644 sq ft – 60 sq m

Garage Area 194 sq ft – 18 sq m



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