



Station Road, Grove, OX12 7PF
£775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A stunning four-bedroom detached property, ideally situated on a quiet lane close to a range of local amenities and significantly extended and renovated to an exceptionally high standard by the current owner.

This immaculate home offers beautifully presented and spacious accommodation throughout, comprising a welcoming entrance hall, cloakroom, study and generous living room with fireplace and doors opening into the fabulous open-plan kitchen/dining/family room.

The stylish kitchen features a comprehensive range of fitted units, a central island and a selection of integrated appliances, including two ovens, hob and microwave. The impressive 29ft dining/family area is a superb space for both everyday living and entertaining, with a triple set of bi-folding doors and roof windows flooding the room with natural light. A useful utility room leads off the kitchen, with access beyond to a conservatory, which has doors opening onto the garden and access to the double garage.

To the first floor, the principal bedroom benefits from a dressing area and contemporary en-suite shower room. There are three further double bedrooms and a stylish modern family bathroom.

Outside, the front of the property provides a large gravelled driveway offering ample parking for numerous vehicles, together with access to the double garage and a side gate leading through to the rear garden.

The private and sunny rear garden has been thoughtfully designed for both relaxation and entertaining, featuring a full-width patio adjoining the house, artificial lawn and a large decked area, ideal for alfresco dining and entertaining.





Key Features

- Significantly extended and improved by the current owner.
- Fabulous open-plan kitchen/dining/family room
- Stylish fitted kitchen with central island
- Landscaped rear garden with a westerly aspect
- Large gravelled driveway with ample parking
- Double garage
- Master bedroom with modern ensuite shower room
- Private location tucked away along a quiet lane
- Sitting room and separate ground floor study
- EPC rating: C, Council tax band: F



The Location

Planning permission in place to further extend, details of which can be found under reference - P26/V0250/HH

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.

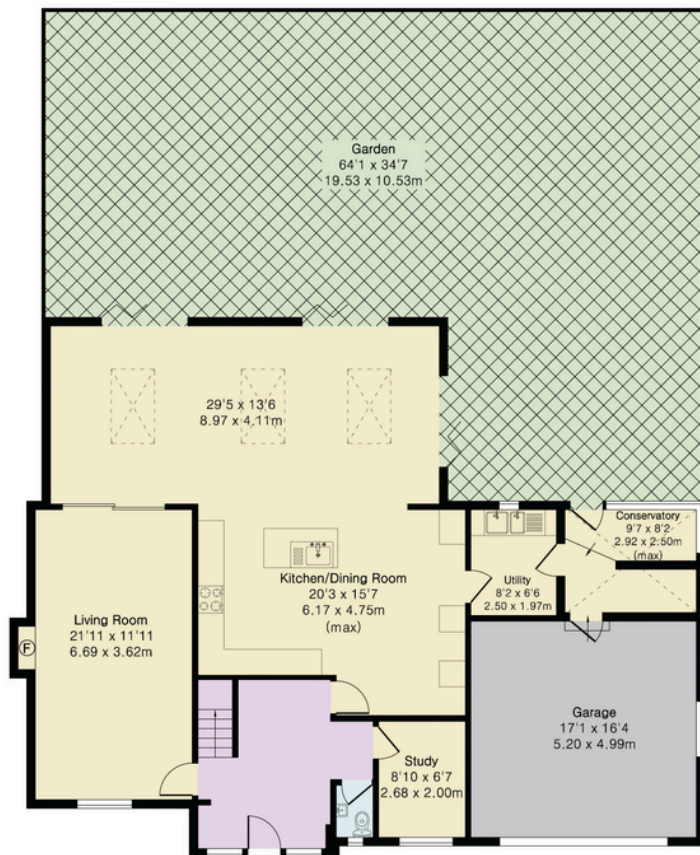
Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and super fast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most providers. The government 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. Please be advised that the current owner has made us aware that an insurance claim was previously made in relation to the conservatory under the Subsidence policy. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



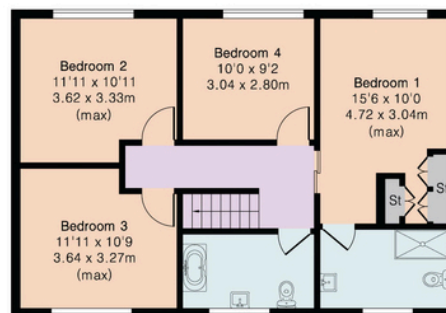
**Approximate Gross Internal Area 2342 sq ft - 217 sq m
(Including Garage)**

Ground Floor Area 1628 sq ft – 151 sq m

First Floor Area 714 sq ft – 66 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