



Tozer Way, Grove, Wantage, OX12 0PQ
£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculate and beautifully presented four bedroom detached property, constructed in 2023 and situated on the popular Wellington Gate development and conveniently located close to a range of local shops and amenities.

This impressive property offers a flexible layout, the welcoming entrance hall leads into a generous sitting room, featuring an attractive electric feature fire, while a second reception room is currently utilised as a playroom. A convenient downstairs cloakroom completes this part of the accommodation. The beautiful and spacious open-plan kitchen/dining room with a double set of French doors opens directly onto the garden. The stylish kitchen is fitted with a comprehensive range of contemporary units and integrated appliances, including a double oven, hob, dishwasher and fridge/freezer. A useful utility area leads off the kitchen and benefits from an integrated washing machine, space for a tumble dryer and a side door providing convenient access to the driveway.

To the first floor are four generous double bedrooms, the principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a spacious and modern family bathroom, complete with a bath and separate shower.



Outside, to the front of the property is an area of lawn, bordered by a mature hedge, to the side a driveway providing off-road parking and leading to the garage with personal door into the rear garden. The rear garden is a particular feature of the property and has been superbly landscaped to create an attractive and versatile outdoor space. The garden comprises a large paved patio, ideal for entertaining and alfresco dining, shrub borders, a generous area of lawn and a further patio area.



Key Features

- Impressive four bedroom detached house
- Spacious open plan kitchen / dining room
- Attractive landscaped rear garden
- Second reception room
- Cloakroom
- Sitting room
- Principal bedroom with ensuite shower room
- Garage with driveway parking
- Council Tax Band; F, EPC Rating; 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.9 miles to London Paddington c.40 minutes.

Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard and superfast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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.

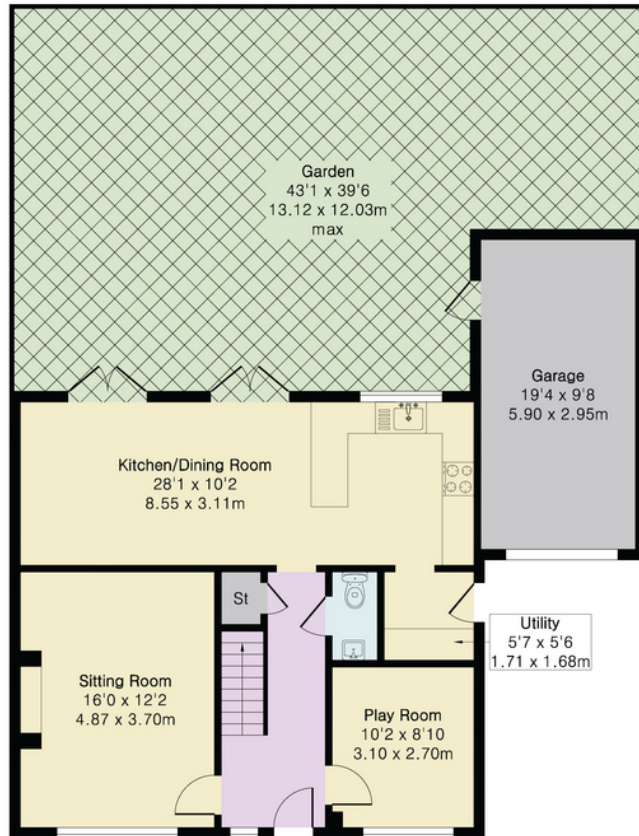


**Approximate Gross Internal Area 1508 sq ft - 140 sq m
(Excluding Garage)**

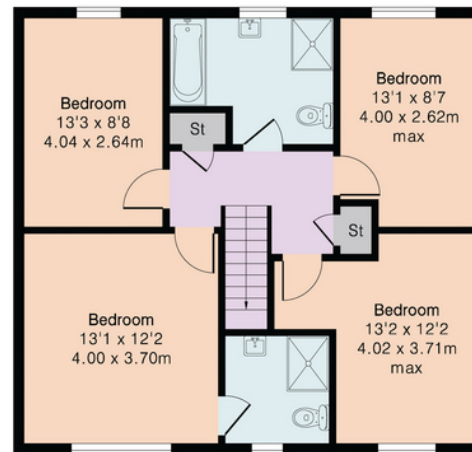
Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 754 sq ft – 70 sq m

Garage Area 187 sq ft – 17 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.

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