



1 Dunsden Way, Grove, Wantage, OX12 0RJ
£405,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented three-bedroom detached home, situated on the popular Wellington Gate development in Grove close to shops and amenities.

This impressive home has been thoughtfully designed and comprises an entrance hall leading to a superb sitting room, filled with an abundance of natural light, creating a bright and welcoming living space. The high-specification kitchen/breakfast room is fitted with a range of base and eye-level units, oven, hob, fridge/ freezer and dishwasher with French doors opening onto the garden. The remainder of the ground floor comprises a utility room and there is also a downstairs cloakroom.

To the first floor are three spacious bedrooms, including a stylish en-suite shower room to the principal bedroom, along with a further modern family bathroom.

The well-proportioned rear garden is fully enclosed and features a spacious patio area, raised flower beds, with the remainder laid to lawn, and a side access gate. The property also benefits from a separate garage and driveway parking.



Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard 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.



Key Features

- Three bedroom detached
- Open plan kitchen / diner
- Separate utility room
- Bright sitting room
- Cloakroom
- Ensuite to master bedroom
- Garage with driveway parking
- Attractive rear garden
- Council tax band: D, 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.



**Approximate Gross Internal Area 966 sq ft - 90 sq m
(Excluding Garage)**

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 483 sq ft – 45 sq m

Garage Area 187 sq ft – 17 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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