



18 Hawthorn Crescent, Wantage, OX12 7JB

Guide Price £325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial four/five-bedroom semi-detached home, offering an excellent opportunity for renovation and improvement, available with no onward chain

Situated in the desirable area of Old Grove, this spacious property offers excellent potential throughout. The accommodation comprises an entrance hall, kitchen overlooking the front garden, utility room, cloakroom, dining room / reception room, a generous sitting room, and a conservatory with French doors into the garden.

The first floor features a spacious master bedroom with a separate dressing room and en-suite shower room. There are also three further good sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking and a front garden, leading to a garage with side access to the large rear garden.

Please note: The property requires significant refurbishment and roof repairs are needed.

Some material information to note: Ofcom checker indicates standard, superfast and ultrafast 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







## Key Features

- Four / five bedroom semi detached
- Ideal opportunity to renovate and improve
- Three reception rooms
- Kitchen
- Utility room
- Master bedroom with dressing room and ensuite
- Large rear garden
- Garage with driveway parking
- Council tax band: E, EPC: E

## The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools, local park, two public houses and a parade of shops on Main Street, with a further small precinct in Saville 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 nearby Wantage together offer a broad range of shopping, leisure and sporting facilities. It is also well served by commuting links with 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) offering a fast service to London, Paddington c. 40 minutes.





**Approximate Gross Internal Area 1540 sq ft - 143 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 697 sq ft – 65 sq m

Garage Area 265 sq ft – 25 sq m

Outbuilding Area 110 sq ft – 10 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](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

**THOMAS  
MERRIFIELD**  
SALES LETTINGS