



3 Little Court, Wantage, OX12 9FZ  
£340,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A delightful three-bedroom semi-detached home, ideally positioned within a small development just a short walk from Wantage town centre and a range of local amenities.

This beautifully presented property features an inviting entrance hall with a useful storage cupboard, a convenient cloakroom, and a well-appointed kitchen fitted with a range of base and eye-level units, complete with an integrated oven and hob. The spacious sitting/dining room offers an excellent area for both relaxing and entertaining, with a large storage cupboard and French doors opening out to the garden.

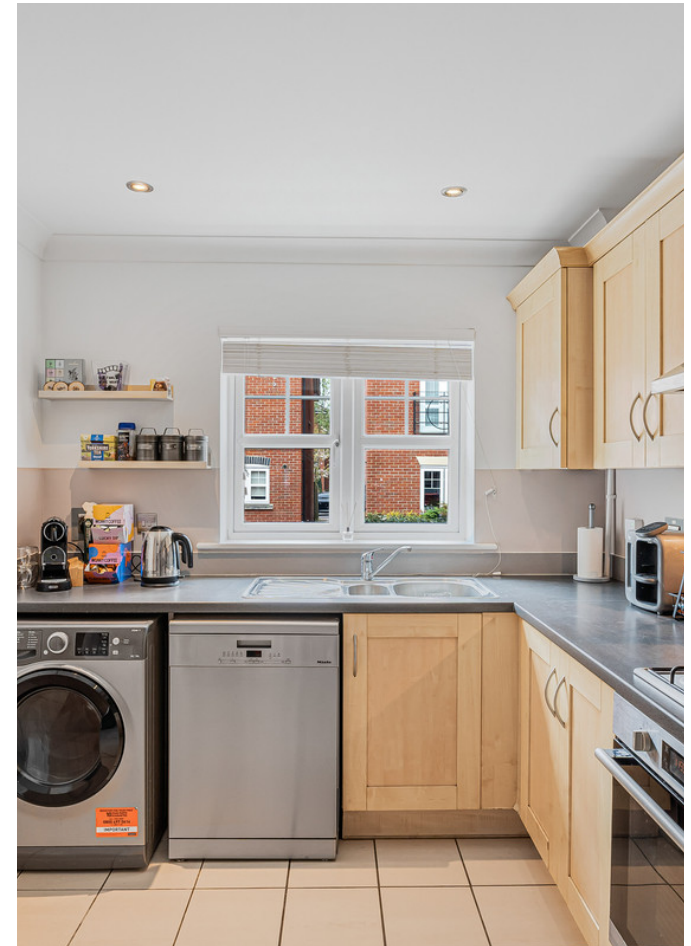
Upstairs, the first floor comprises two generous double bedrooms with built-in storage, a well-proportioned single bedroom, a newly refitted en-suite shower room to the master bedroom, and a stylish, modern family bathroom.

Externally, the property benefits from two allocated parking spaces to the front. To the rear, there is an attractive, easterly-facing landscaped garden featuring a patio area, artificial lawn, and a side access gate.

Estate maintenance charge £243.95 per annum

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Three bedroom semi detached
- Spacious sitting / dining room
- Cloakroom
- Landscaped rear garden
- Master bedroom with newly refitted ensuite
- Updated family bathroom
- Ample storage cupboards
- Two allocated parking spaces
- Council tax band : D, EPC: C

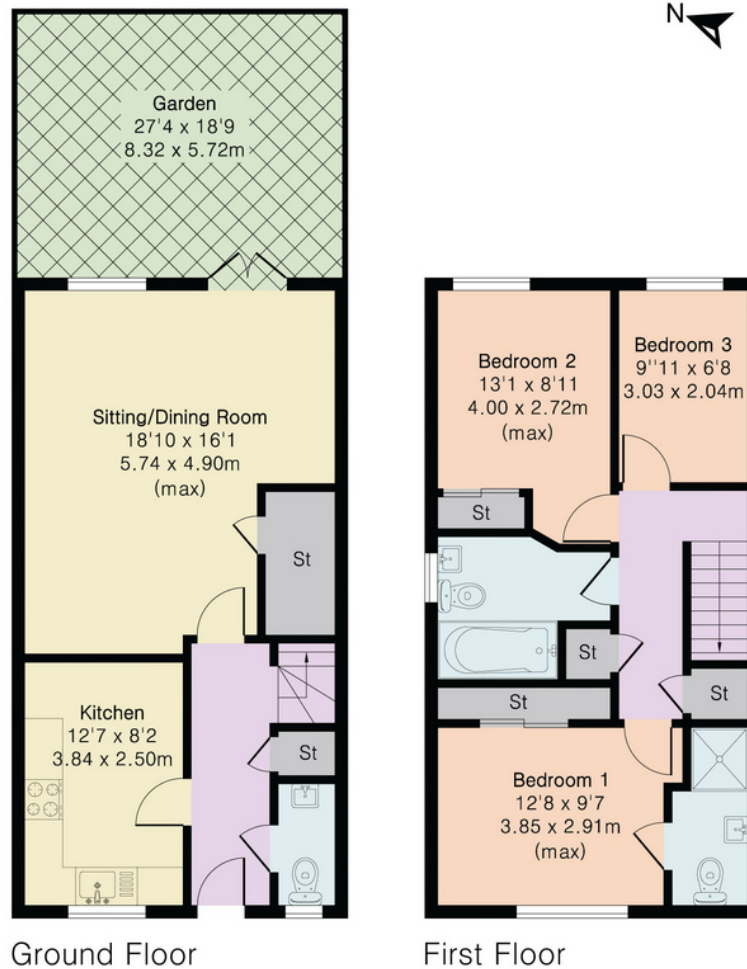
## The Location

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 1024 sq ft - 96 sq m**

Ground Floor Area 512 sq ft – 48 sq m

First Floor Area 512 sq ft – 48 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)

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