

10 Collett Way, Grove, OX12 0NT

£450,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

An immaculately presented three-bedroom detached property, featuring a large ground-floor extension and benefiting from no onward chain. Ideally situated in the sought-after village of Grove.

Approached via a generous driveway providing ample parking to the front and side, the property comprises an entrance porch with a WC, leading through to a spacious inner hallway. To the front is a well-equipped kitchen, with a door providing convenient access to the side of the property. To the rear, the impressive extended family, living and dining room offers an excellent space for both everyday family life and entertaining. Bi-fold doors span the width of the rear, allowing an abundance of natural light to flood the room. Further benefits include a log burner, air conditioning and underfloor heating.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from a large fitted wardrobe. The accommodation is completed by a family bathroom fitted with a shower over the bath.

Externally, the rear garden has been expertly landscaped to provide a large patio area and an artificial lawn, offering a low-maintenance space to relax and entertain. The garden also benefits from access to the garage, a separate utility room and a further outbuilding. A side gate provides convenient access.

Material information: Freehold house. Gas central heating. Mains water, electrics and drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available. Ofcom checker indicates mobile availability is available with most major providers. The government portal highlights this as a very low flood risk postcode. We are not aware of any planning permissions which would negatively affect the property.







Key Features

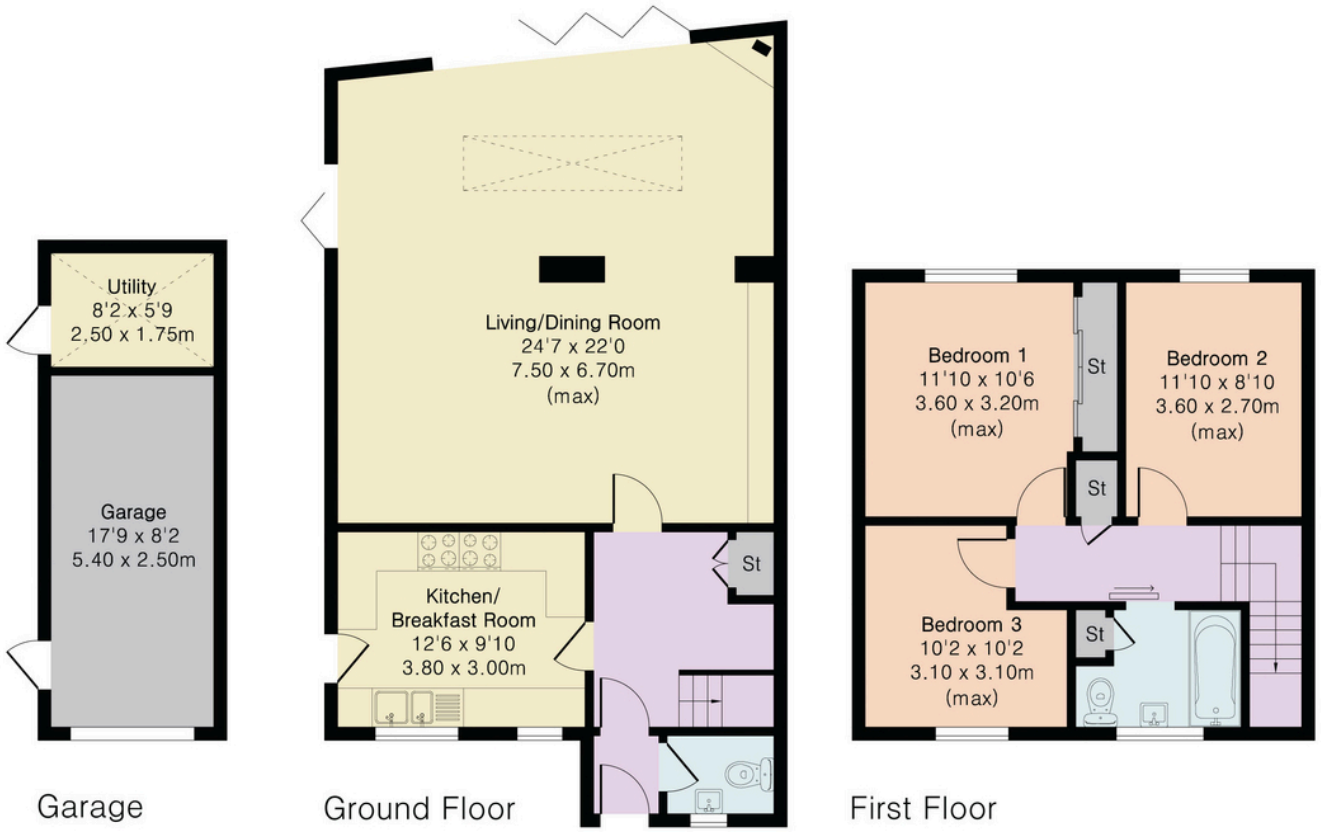
- No onward chain
- Ample driveway parking
- Extended three bedroom detached
- Landscaped south facing rear garden
- Impressive extended family, living and dining room
- Immaculately presented
- Garage and outbuildings
- Well equipped kitchen with side access
- Ground floor WC and family bathroom
- EPC rating: C, Council tax band: D

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 1470 sq ft - 137 sq m (Including Garage)

Ground Floor Area 781 sq ft – 73 sq m
First Floor Area 493 sq ft – 46 sq m
Garage Area 196 sq ft – 18 sq m



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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

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