



CHARLES BARTLETT  
RESIDENTIAL



# Grove Park Lodge Station Road

Grove, Wantage, OX12 0DH

£3,500 Per month

A stunning four bedroom family home set within approximately 0.75 acres of beautifully maintained private grounds offering views across the countryside offering 2475 sq ft of accommodation.

This truly unique property is situated in a highly sought after location, offering excellent access to Wantage Town Centre, Oxford City, surrounding towns and villages, countryside walks, Didcot train station and local shops, restaurants and other amenities.

The ground floor comprises a large reception room with wood burner, open plan kitchen/dining room, utility room, WC and a play room.

To the first floor there is a master bedroom with built in wardrobes and en-suite, second bedroom with built in wardrobes, further third and fourth double bedrooms and a family shower room.

Externally, the property benefits from a car port for three vehicles adjacent with further parking spaces in front of the property, two purpose built garden offices, workshop/garden store and a large enclosed garden with gravel driveway.

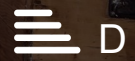
In addition to the advertised rent, the tenant is to pay £250.00 per calendar month as a fixed cost towards water, gas and electricity.

- Fully furnished and equipped with regular gardening services included
- Four spacious bedrooms
- Beautiful reception with cosy wood burner
- Fitted kitchen with appliances, range cooker and dining space
- Two executive garden offices
- "Jack and Jill" Bathroom
- Shower room
- Beautiful gardens and private driveway
- Car port for three vehicles
- Viewings recommended

## Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information



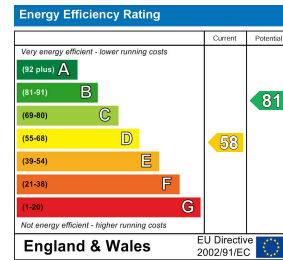
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.