18 Bosleys Orchard, Grove, OX12 7JP

£410,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A well-presented five-bedroom detached family home with garage, ideally situated in the sought-after village location of Grove, within walking distance of local shops and amenities.

The versatile accommodation comprises an entrance hall leading to a spacious and bright sitting room, with doors opening into the dining room and conservatory beyond. The fitted kitchen benefits from a side access door to the garden, with a utility room, integral garage and downstairs shower room/cloakroom completing the ground floor.

To the first floor are two generous double bedrooms with built-in wardrobes, three further bedrooms, and a family bathroom. Bedrooms four and five offer excellent flexibility and could potentially be combined to create a large bedroom with en-suite facilities.

Externally, the front garden features a block-paved driveway providing off-road parking and access to the garage, alongside a small lawned area. The rear garden is a particular feature, enjoying a westerly aspect with patio areas ideal for entertaining and artificial lawn. A rear gate opens onto attractive green space and Letcombe Brook. Further benefits include gas-fired central heating and double glazing.

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 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.

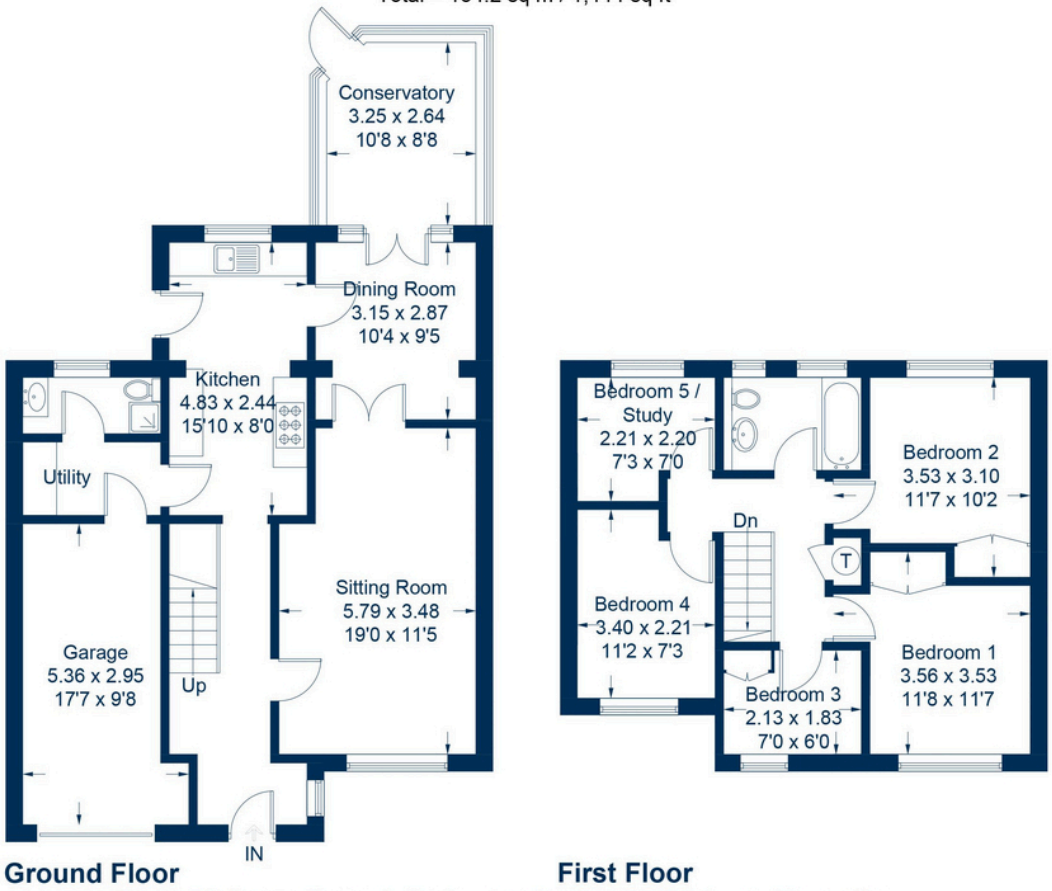
Key Features

- Five bedroom detached house
- Spacious sitting room
- Kitchen
- Dining room
- Conservatory
- Ground floor shower room / cloakroom
- Family Bathroom
- Westerly facing rear garden
- Integral Garage and driveway parking
- Council Tax Band: D EPC Rating: 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 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 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 nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by communications 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.9miles) offering a fast service to London Paddington c.40 minutes

Approximate Gross Internal Area
Ground Floor (Including Garage)
82.9 sq m / 892 sq ft
First Floor = 51.3 sq m / 552 sq ft
Total = 134.2 sq m / 1,444 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

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
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS