



9 Woods Road, Wantage, OX12 0RQ
£279,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A superb two-bedroom semi-detached property situated on the popular Wellington Gate development, conveniently close to local shops and amenities, and offered to the market with no onward chain.

The property is beautifully presented and comprises an entrance hall with cloakroom, leading into a spacious open-plan living area featuring French doors opening onto the rear garden and stairs rising to the first floor. The kitchen is fitted with a range of eye and base level units, complemented by integrated appliances including an oven, hob, fridge/freezer, dishwasher, and a breakfast bar.

To the first floor is the principal bedroom with built-in storage, alongside a well-proportioned second double bedroom, currently utilised as a home office. The modern family bathroom is fitted with a bath and shower over.

Outside, the enclosed southerly facing rear garden is mainly laid to lawn with a generous patio area with fitted sunshade, and a path leading to a large storage shed and additional seating space. To the front of the property is driveway parking, together with side access leading to the rear garden.



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.



Key Features

- No Onward Chain
- Semi detached
- Two double bedrooms
- Open plan kitchen / living room
- Modern bathroom
- Cloakroom
- Southerly facing rear garden
- Driveway parking
- Council tax band: C, EPC: B:

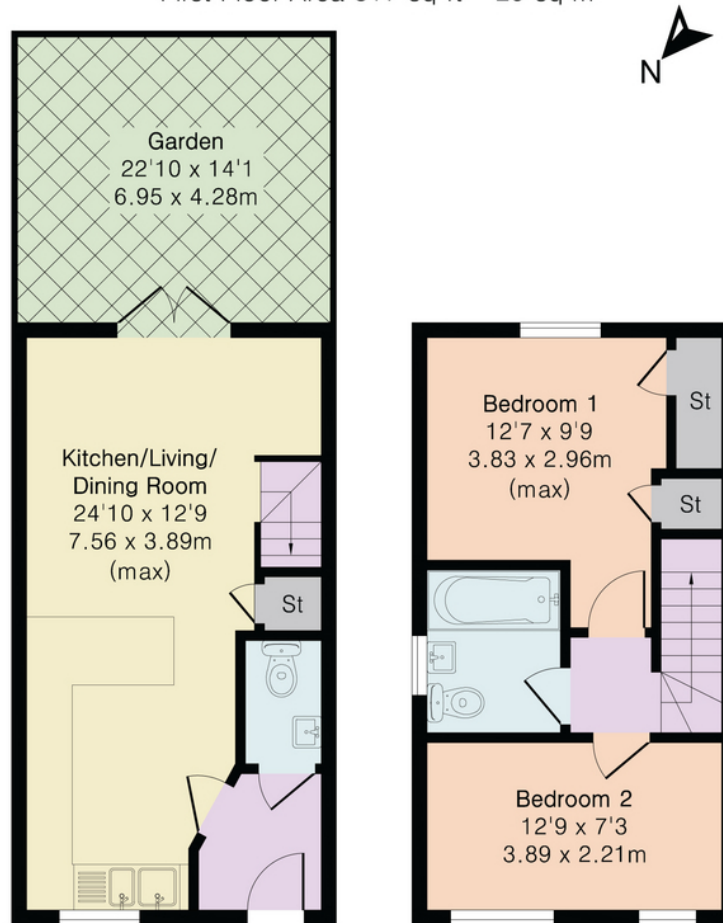
The Location

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. There is an excellent bus service to Wantage, Oxford and Didcot. 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 634 sq ft - 58 sq m

Ground Floor Area 317 sq ft – 29 sq m

First Floor Area 317 sq ft – 29 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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