



26 Shannon Close, Grove, Wantage, OX12 7PT  
£400,000

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious extended three bedroom detached property situated in a very sought after area of Grove close to local shops and amenities with the benefit of no onward chain.

This versatile property comprises an entrance hall with a cloakroom, the kitchen is fitted with a range of wall and floor units, integrated double oven, hob, and extractor, and has a personal door through to the garage. The generous sized living room has a decorative fireplace and has been thoughtfully extended, with an archway opening into a further sitting room with large windows and patio doors providing excellent views of the rear garden.

To the first floor are three good-sized bedrooms with ample fitted storage and a family shower room.

Outside, to the front of the property, is a large block paved driveway leading to the garage with workshop. The large southerly rear garden is mainly paved, with mature shrub borders and trees, a raised pond, and an area of gravel with additional seating. There is also a gate providing access to the green spaces to the rear, which is wonderful for walks.



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 in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



## Key Features

- Detached property
- Three bedrooms
- Living Room
- Sitting Room
- Kitchen / Dining Room
- Family Shower Room
- Cloakroom
- Garage with workshop
- Council Tax Band; E, EPC Rating; 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. 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.

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.

**Approximate Gross Internal Area 1421 sq ft - 132 sq m  
(Including Garage)**

Ground Floor Area 935 sq ft – 87 sq m

First Floor Area 486 sq ft – 45 sq m



**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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