



3 Easterfield, Wantage, OX12 7LL

Offers In Excess Of £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A substantially extended four-bedroom, two-bathroom detached family home offering circa 1,740 sq ft (including garage) of versatile and well-presented accommodation. Occupying a quiet cul-de-sac position.

The property is approached via a shared private driveway serving just one neighbouring home and opens into a welcoming entrance hall with a useful storage cupboard and cloakroom. A former sitting room has been thoughtfully reconfigured with a partition wall to create both a study and a snug, with double doors opening to the front of the property.

At the heart of the home is a spacious kitchen/dining room, fitted with a comprehensive range of eye and base-level units and providing an excellent space for everyday family living and entertaining. To the rear, a substantial extension has created an impressive sitting room with double doors opening onto the garden, allowing for an abundance of natural light. An inner hallway provides access to a practical boot room and the integral garage.

The first floor comprises a generous principal bedroom with a walk-in wardrobe and en-suite shower room, together with three further well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles. The private rear garden is a particular feature, enjoying a high degree of seclusion and offering a large patio area, lawn, well-stocked flower and shrub borders, and a substantial outbuilding with power connected, ideal for use as a workshop, storage facility or home office.

Material information can be found on the online listing.



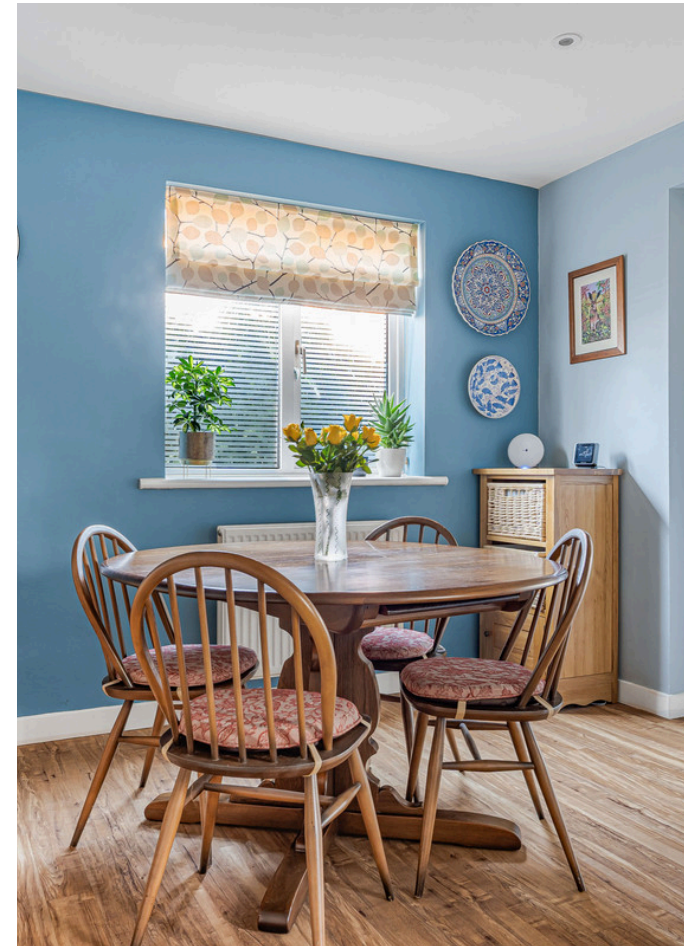


## Key Features

- Substantially extended detached home
- Flexible layout with home office + multiple reception rooms
- Large kitchen / dining room
- Impressive living space with garden access
- Private, landscaped rear garden
- Shared driveway (with only one neighbour)
- Tucked away position set back from the road
- Garage & boot room
- EPC rating: C, Council tax band: E
- 1,740 sq ft / 162 sqm (including garage)

## The Location

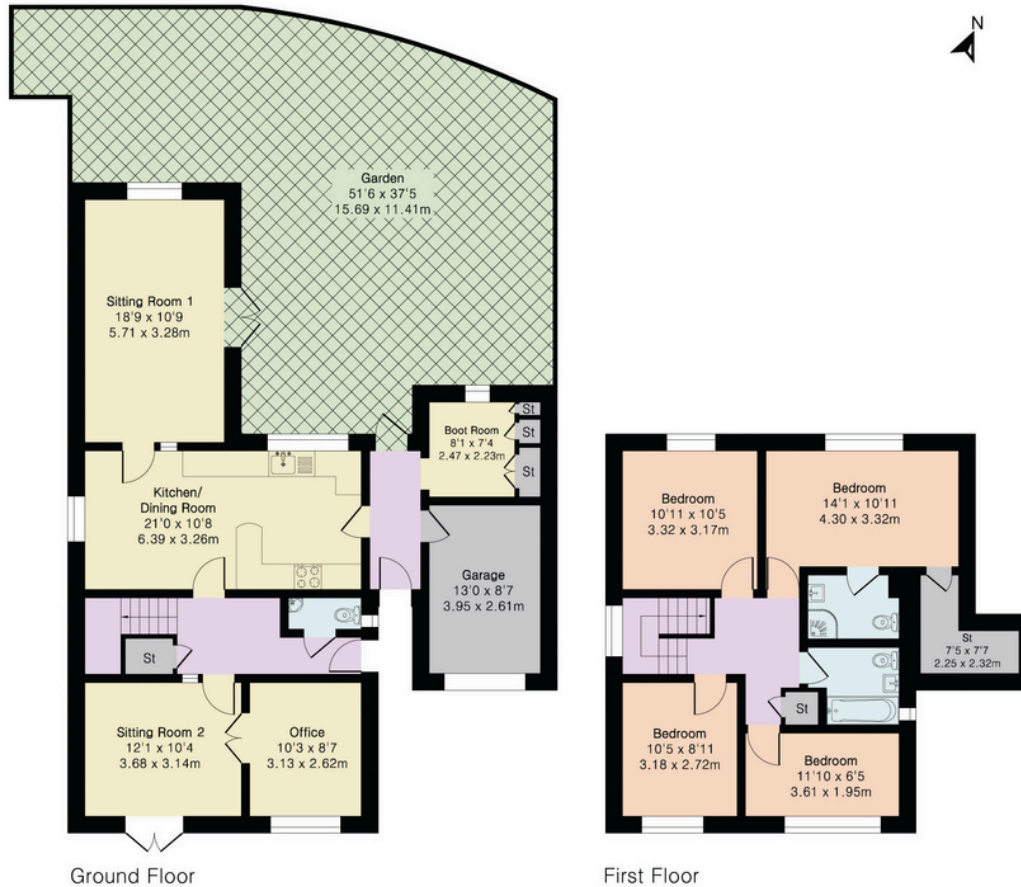
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located 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 1740 sq ft - 162 sq m  
(Including Garage)**

Ground Floor Area 1045 sq ft – 97 sq m

First Floor Area 695 sq ft – 65 sq m



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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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