



4 Woodhill Drive, Wantage, OX12 0DF

Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Woodhill Drive is a three-bedroom detached property offered for sale with no onward chain, conveniently situated in Grove close to local amenities and bus routes.

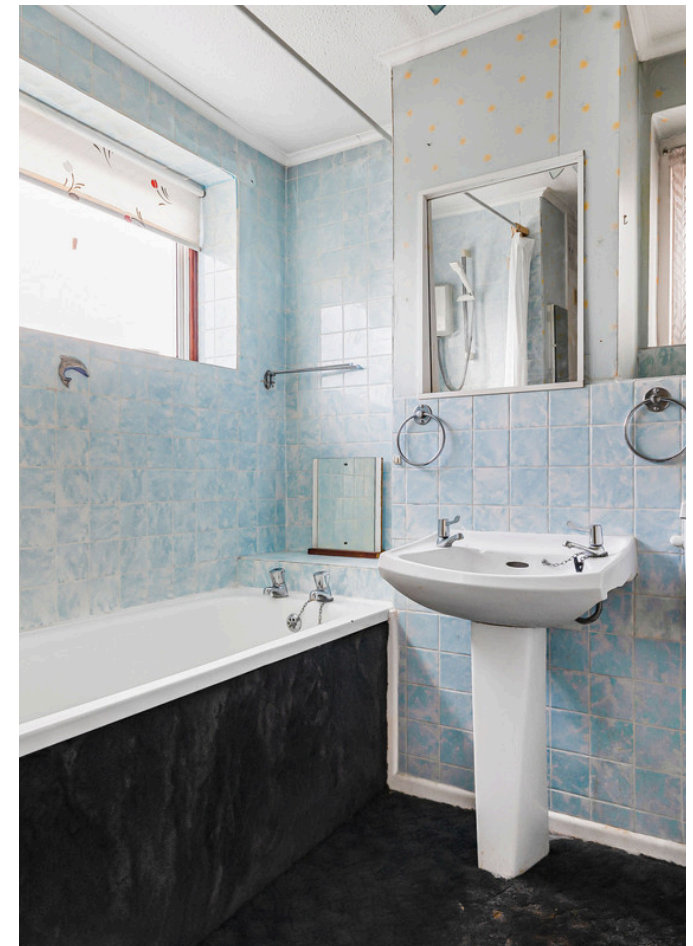
The ground floor comprises a fitted kitchen, spacious lounge, and integral garage, offering well-balanced living space throughout. The lounge enjoys direct access via patio doors to a spacious and well-proportioned rear garden, ideal for outdoor entertaining and family enjoyment. To the first floor are three well-proportioned bedrooms, together with a family bathroom.

The property also benefits from off-street parking on a private driveway.

While the property would benefit from some modernisation, it presents purchasers with an excellent opportunity to update and personalise the home to their own taste and style. Furthermore, the current owner has undertaken a number of improvements over the past eighteen months. Please contact the agent for further details.

Material information to note; This is a freehold property with gas central heating. Mains water, electricity, and drainage are connected. The Ofcom checker indicates that superfast, and ultrafast broadband are available at this postcode, and mobile coverage is available with all major providers. According to On The Market Expert there is a very low flood risk. We are not aware of any planning permissions in place that would negatively affect the property. Properties built before 2000 may contain asbestos in certain construction materials or in materials used during later building works such as Artex, vinyl tiles, sheet boards, corrugated roofing, pipework, and lagging/insulation. These are generally considered safe unless disturbed, but prospective buyers should seek their own advice.





## Key Features

- Chain free
- Detached
- Three bedrooms
- Driveway parking
- Integral garage
- Good-sized rear garden
- EPC- tbc
- Council tax band - D

## The Location

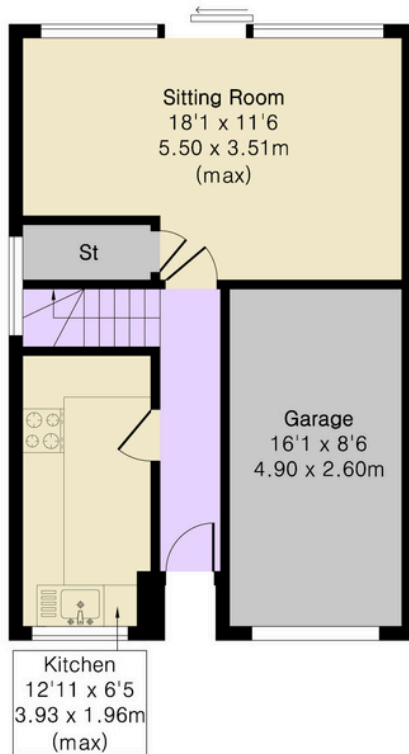
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located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

**Approximate Gross Internal Area 756 sq ft - 70 sq m  
(Excluding Garage)**

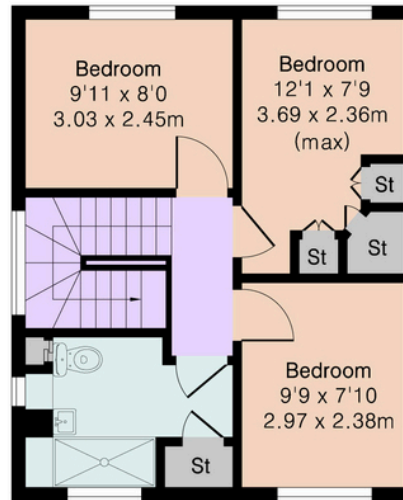
Ground Floor Area 354 sq ft – 33 sq m

First Floor Area 402 sq ft – 37 sq m

Garage Area 132 sq ft – 12 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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