



11 Barley Way, Wantage, OX12 0PW
Offers In Excess Of £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern and immaculately presented four bedroom detached house situated on the popular Brookside Meadows development in Grove.

The property comprises an entrance hallway with built-in storage and a downstairs cloakroom. A generously sized lounge features French doors opening onto the private rear garden. There is also a separate home office/family room, which could alternatively be used as a fifth ground-floor bedroom if required. To the rear of the property is a superb kitchen/dining room, complete with a further set of doors leading out to the rear garden.

To the first floor are four well-proportioned bedrooms, all benefiting from built-in storage, together with a modern family bathroom. The principal bedroom also features an en suite shower room.

Further benefits include a garage and a driveway providing off-road parking for several vehicles.

Estate maintenance charge - £250 p annum



Some material information to note: Freehold property. Mains gas, water, electrics and drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk within this postcode. We are not aware of any planning permissions in place which would negatively affect the property.



Key Features

- Detached house
- Four bedrooms
- Home office / family room
- Driveway parking for several vehicles
- Garage
- Downstairs cloakroom
- Family bathroom and en suite to principal bedroom
- EPC - A
- Council tax band - E

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. 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 1188 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 594 sq ft – 55 sq m

First Floor Area 594 sq ft – 55 sq m

Garage Area 212 sq ft – 20 sq m



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.

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