



34 Douglas Drive, Wantage, OX12 0GL  
£450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious five bedroom detached property constructed by Charles Church Homes, located close to local schools and amenities.

This impressive house comprises of entrance hall, well proportioned sitting room overlooking the front of the house, a spacious kitchen / dining room which runs along the back of the property and overlooks the generously sized rear garden, there is a downstairs WC.

To the first floor are four double bedrooms and a single fifth which would make a lovely study or nursery room. There is a ensuite to the principal bedroom and a stylish family bathroom.

To the front of the house a driveway and access to the integral garage which has power, lighting and personnel door leading into the hallway. There is side access to the landscaped rear garden which has an extended and improved patio area.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking.

Ofcom checker indicates standard 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.





## Key Features

- Five bedroom detached property
- Spacious kitchen / dining room
- Living room
- Built in kitchen appliances
- Cloakroom
- Master bedroom with ensuite shower
- Family bathroom
- Garage and ample driveway parking
- Landscaped rear garden
- Council tax band: F, 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 and Grove Church of England 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 nearby Wantage together offer a broad range of shopping leisure and sporting facilities. It is also well served by communications with 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) offering a fast service to London Paddington c.40 minutes.

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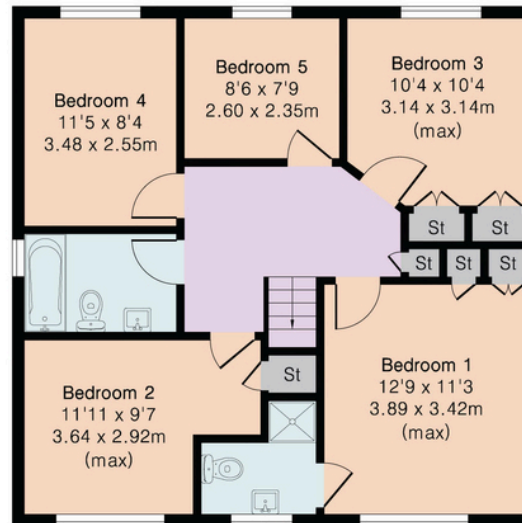
## Approximate Gross Internal Area 1510 sq ft - 140 sq m (Including Garage)

Ground Floor Area 755 sq ft – 70 sq m

First Floor Area 755 sq ft – 70 sq m



Ground Floor



First Floor

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