

1 Rosebay Crescent, Wantage, OX12 0BU

£385,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A spacious three-bedroom link-detached home boasting generous wraparound gardens to the front, side and rear, ideally situated on a quiet residential street within easy reach of local amenities.

This generously proportioned family home comprises entrance porch with convenient downstairs cloakroom, leads into a bright living room which benefits from sliding patio doors onto the south facing rear garden. The kitchen provides ample worktop space and cupboard storage, alongside an integrated oven, hob and extractor hood, and a side access door leads directly to the driveway. To the first floor are three well-proportioned bedrooms, plentiful storage and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for several vehicles, leading to a single garage. To the rear the west facing garden is mainly laid to lawn and benefits access into the garage. The gardens to the side offer excellent potential to be incorporated into the main garden, creating an even more generous outdoor space, with further potential to extend the property, subject to the necessary planning permissions.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics & drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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







Key Features

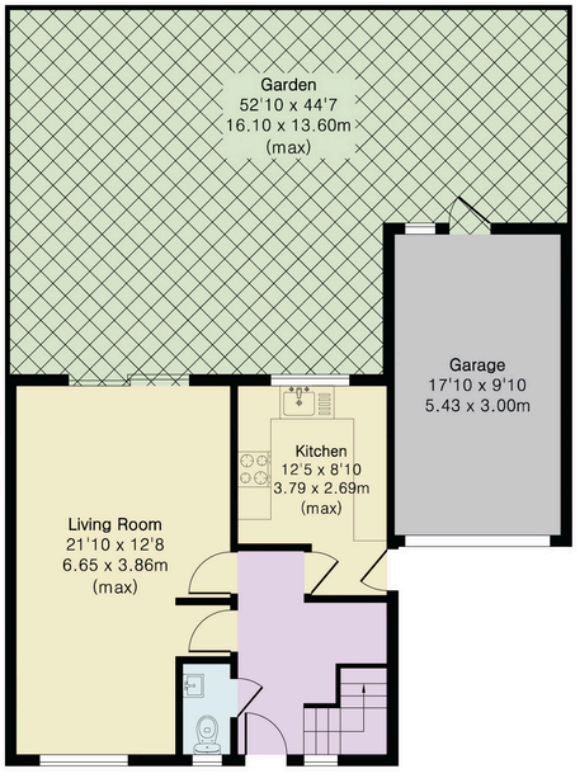
- Three bedroom link detached
- Large front & side gardens
- Living room
- Excellent potential to extend and improve subject to the usual permissions
- Separate kitchen
- Cloakroom
- Family bathroom
- Generous south facing rear garden
- Garage
- Council Tax Band; D, EPC Rating; D

The Location

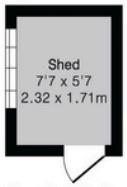
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located 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.9 miles) offering a fast service to London Paddington c. 40 minutes.

Approximate Gross Internal Area 956 sq ft - 88 sq m
(Excluding Garage & Outbuilding)

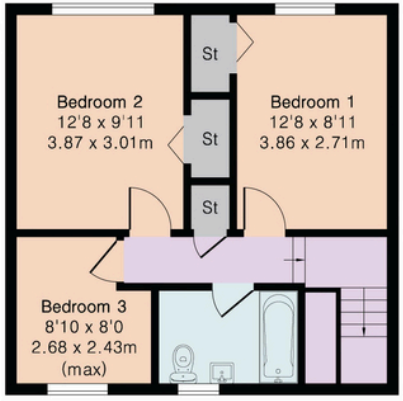
Ground Floor Area 478 sq ft – 44 sq m
First Floor Area 478 sq ft – 44 sq m
Garage Area 175 sq ft – 16 sq m
Outbuilding Area 43 sq ft – 4 sq m



Ground Floor



Outbuilding



First Floor

PINKPLAN

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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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.

Wantage Office
15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444
E wantage@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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