



46 Blenheim Gardens, Grove, OX12 0NP  
£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial three bedroom detached property benefiting a double garage and no onward chain, located at the end of a quiet cul-de-sac in a sought after area close to local shops and amenities.

This spacious property comprises entrance porch, hallway with cloakroom, modern kitchen / dining room with a range of eye and base level units with built in double oven, hob and patio doors to the rear garden, off the kitchen is a generous utility room with personal door to the garden. The dual aspect sitting room is generous in size and the property also has a separate study.

To the first floor a master bedroom with ample built in wardrobes, storage cupboards and stylish modern ensuite shower room, there are two further double bedrooms, one with built in wardrobes and modern family bathroom.

Outside the enclosed garden is mainly laid to lawn with two patio areas and personal door into the double garage. To the front and side of the property is further lawn with shrub borders, the double garage has two parking spaces in front.



Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard, superfast 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 low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Spacious three bedroom detached house
- Modern kitchen / dining room
- End of Chain
- Utility room
- Generous sitting room
- Study
- Master bedroom with ensuite
- Double Garage
- Enclosed garden
- Council Tax band: D, EPC rating: C

## The Location

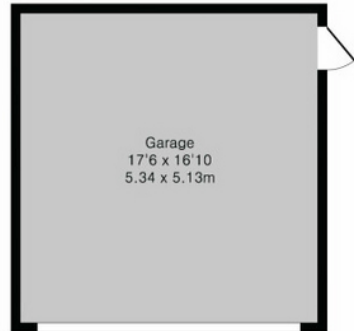
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of every day facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on Main Street with a further small precinct in Saville Way. Located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

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.

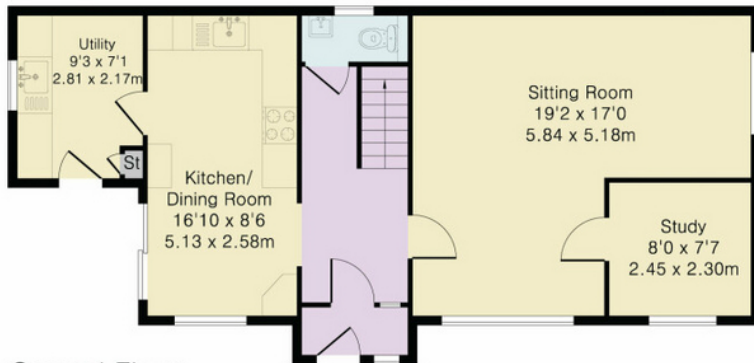
2. Any areas, measurements or distances are approximate.

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.

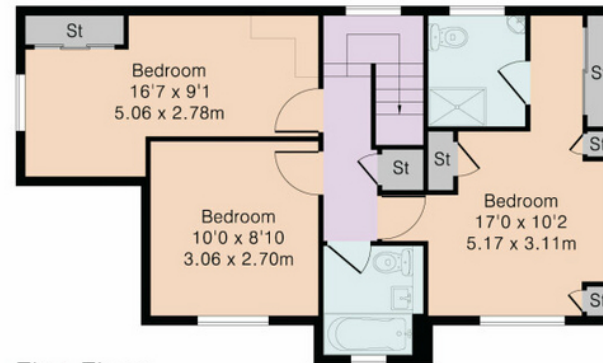


Garage

Approximate Gross Internal Area 1478 sq ft – 136 sq m  
Ground Floor Area 662 sq ft – 61 sq m  
First Floor Area 521 sq ft – 48 sq m  
Garage Area 295 sq ft – 27 sq m



Ground Floor



First Floor

### Wantage Office

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

T 01235 764 444

E [wantage@thomasmerrifield.co.uk](mailto:wantage@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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