



6 Meteor Row, Wantage, OX12 0PG

Guide Price £435,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This modern family home welcomes you with an inviting entrance hall. The sitting room, positioned at the front of the house, provides a cosy space. At the heart of the home is a large open-plan kitchen and dining area, featuring integrated appliances such as an oven, hob, and fridge/freezer. Double doors open out to the garden, creating a seamless indoor-outdoor flow.

Upstairs, the property boasts four generously sized double bedrooms. The master bedroom is complete with an ensuite shower room. A family bathroom with a shower over the bath serves the remaining bedrooms. Each room is designed to offer ample space and comfort for every member of the household.

The outdoor space complements the interior perfectly, with an extended patio area that enhances the garden's appeal as an entertainment hub. A lawn area provides additional space for outdoor activities or relaxation. The front of the property offers driveway parking for two vehicles, leading up to an integral garage.

Some material information to note: Gas central heating. Mains water, mains electrics and mains drains. Driveway parking and garage. Ofcom checker indicates standard 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. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Detached four bedroom property
- Spacious open plan kitchen / diner
- Garage and driveway parking
- Sitting room
- Family Bathroom
- En Suite to master bedroom
- Enclosed rear garden
- EPC rating :B, Council tax band: E

The Location

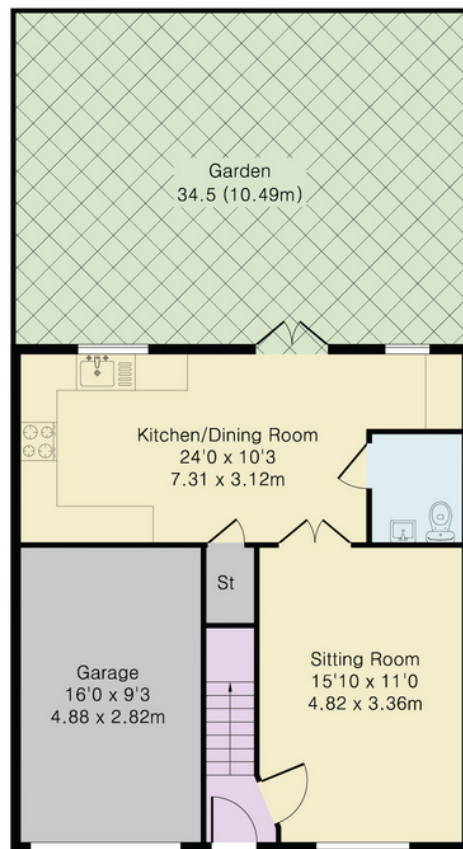
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Savile Way. Located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



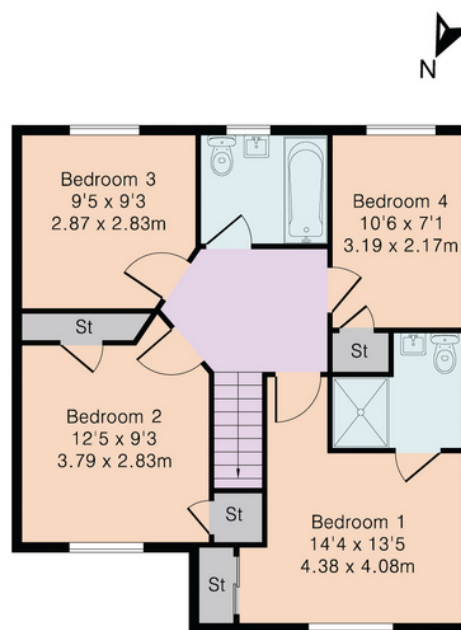
Approximate Gross Internal Area 1230 sq ft - 114 sq m

Ground Floor Area 636 sq ft – 59 sq m

First Floor Area 594 sq ft – 55 sq m



Ground Floor



First Floor

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.

Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS