



19 White Horse Crescent, Wantage, OX12 0PY
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful improved three bedroom semi detached house situated in a cul de sac location within walking distance of local shops and amenities.

The property has been extensively modernised internally and comprises entrance hall leading to a downstairs cloakroom with space for washing machine and tumble dryer, spacious living room with oak flooring opening into the large conservatory. The stylish contemporary kitchen has built in appliances including oven and gas hob and fridge / freezer. The garage has been converted internally to provide a generous study with built in storage cupboards. To the first floor are three good sized bedrooms with modern, fully tiled refitted family bathroom with freestanding bath separate shower. The master bedroom has built in wardrobes. Outside to the front is a large driveway for several vehicles, the rear of the garage has been incorporated into the house but the front remains a useful storage area along with a further storage cupboard. The enclosed rear garden is mainly laid to lawn with patio area.

Some material information to note: Freehold property. Gas central heating. Mains water, electrics and drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates outdoor mobile availability is available with most major providers. The government portal generally highlights this as a very low flood risk postcode. We are unaware of any planning permissions in place that would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three bedroom semi detached
- Extensively modernised
- Spacious sitting room
- Separate study / playroom
- Conservatory
- Cloakroom
- Stylish family bathroom with separate shower
- Driveway parking for multiple vehicles
- Enclosed rear garden
- Council tax band: C, EPC: tbc

The Location

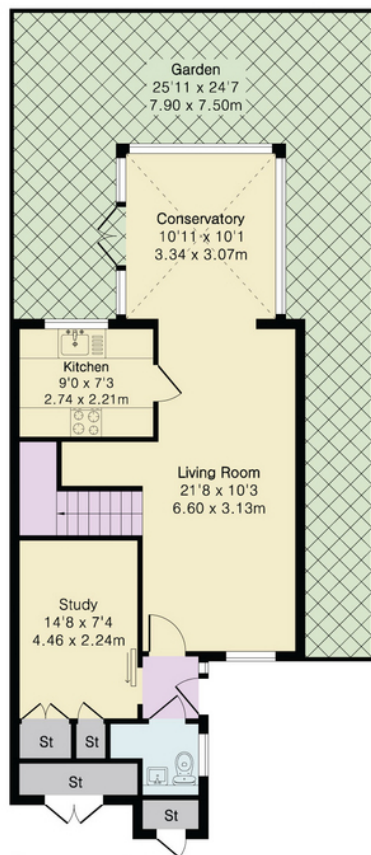
Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook and Grove Church of England primary schools local park two public houses and a parade of shops on main street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping leisure and sporting facilities. There is an excellent bus service to Wantage Oxford and Didcot 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.50 minutes.



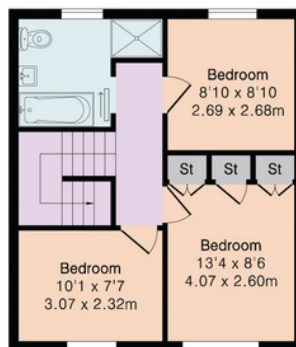
Approximate Gross Internal Area 1017 sq ft - 94 sq m

Ground Floor Area 616 sq ft – 57 sq m

First Floor Area 401 sq ft – 37 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.

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