



GROVE WICK, STATION ROAD, OX12
£3,950 per month*

Carter Jonas

GROVE WICK FARM, GROVE WICK, STATION ROAD, GROVE, WANTAGE, OX12 0DG

A superb completely refurbished 5 bedroom, 4 bathroom detached farmhouse with garden, double garage/home office.

- 5 Bedrooms
- 3 Bathrooms
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Double Garage
- Studio/office space above garage

THE PROPERTY

Grove Wick Farmhouse is a large and fully refurbished farmhouse positioned on the edge of Grove, Wantage. The property is approached via a gated private driveway and sits within a generous plot with access to an orchard. The main house is approx. 3696 sq ft and in total approx. 4315 sq ft including the double garage/home office.

Ground floor Accommodation comprising: Kitchen/breakfast room with oak worktops, integrated dishwasher, wine cooler and range cooker. Utility room with washing machine and separate dryer. Cloakroom WC. Dining Room with multi fuel stove, Reception room with exposed beams, hall, cloakroom wc, Reception room with multi fuel stove, Reception room with doors leading to garden.

First floor accommodation comprising: Master bedroom with walk in wardrobe and en suite bathroom with bath tub and separate shower. Bedroom 2, Bedroom 3 with built in wardrobe and bathroom including bath tub and separate shower, Bedroom 4 with built in wardrobe, Bedroom 5 and bathroom with shower.

Double Garage with doors to enclose the area and electric sockets inside. Outside stairs leading to home office/studio space with shower room/wash hand basin and cloakroom wc.

Driveway. Patio area. Garden with post and rail fencing with netting at lower level. Access to orchard area.



Available immediately. Unfurnished.

Council Tax Band G - Please see Vale of the White Horse Council for current costs

The property is freehold.

Mains electricity. Mains water and septic tank drainage are connected.

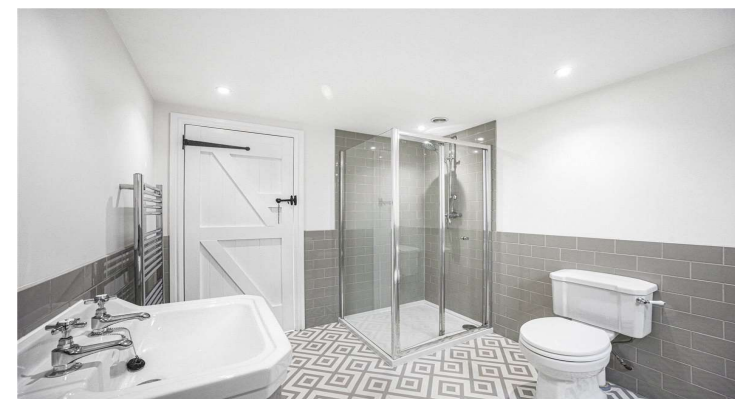
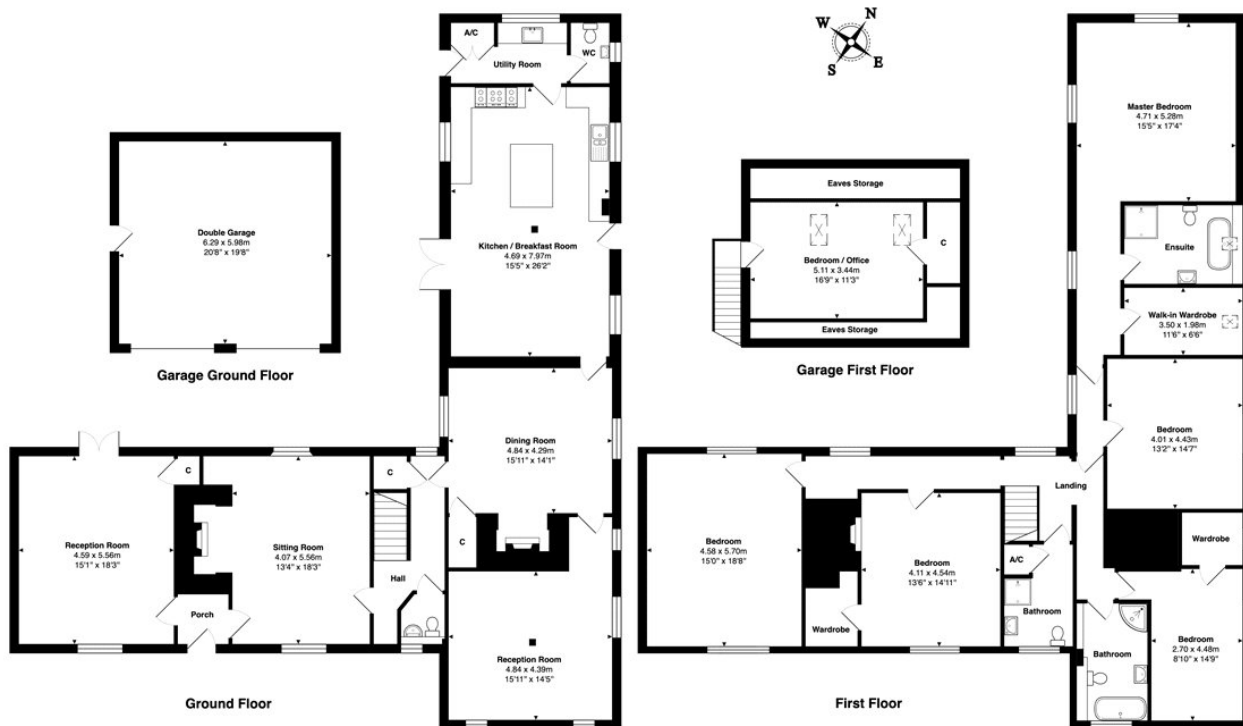
Internet & Mobile. Further information on availability and speeds can be found on the Ofcom website.

Holding deposit = 1 weeks rent £4557

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G





IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. ***Administration fees may apply depending on tenancy type. Please contact your local branch for this information.**

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