



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.

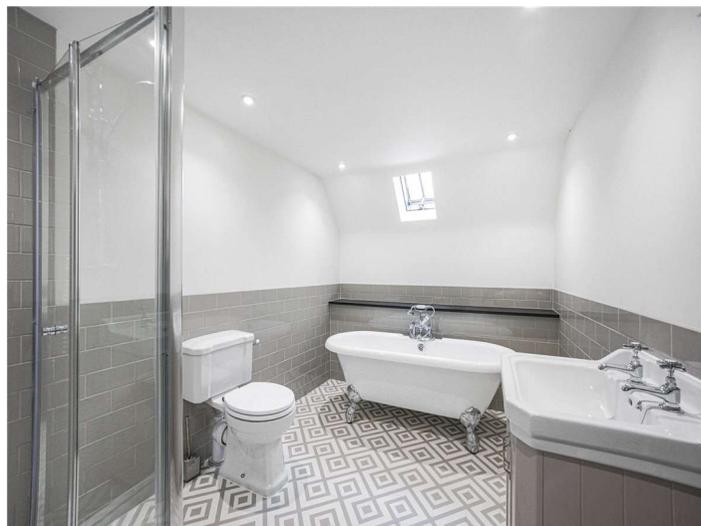
Holding deposit = 1 weeks rent £4557

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band G
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Approximate Gross Internal Areas:
 Main House: 343.3 m² / 3696 ft²
 Garage: 57.6 m² / 619 ft²
 Total: 400.9 m² / 4315 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services, www.e8ps.co.uk



IMPORTANT INFORMATION

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