







Brook House, Bradfield Grove Farm, Wantage, Oxfordshire OX12 0DL

Central Oxford c. 11.84 miles, Didcot Station c. 7.36 miles

**STUNNING ARTS & CRAFTS INSPIRED NEWLY BUILT HOUSE**

Situated along a private road in a rural setting & standing in just under an acre of gardens, bordered in part by mature trees. Hall, 19' double aspect sitting room, 21' family room, 18' double aspect dining room, 18'3 "farmhouse" kitchen with AGA & walk-in pantry, utility, cloakroom, master bedroom with large en-suite bathroom, dressing area & balcony, guest bedroom with large en-suite bathroom & balcony, 2 further double bedrooms, principal bathroom, huge decked areas, double garage & workshop, (mains) gas central heating & double glazing. (Total Floor Area: c. 3,391 sq ft)

GUIDE PRICE: £850,000

Contact: [Graham MacDonald](#)  
[Country Developments Practice](#)

From Oxford, proceed along the A420 towards Faringdon. after c. 4 miles turn left at the roundabout on to the A338 towards Wantage. Continue along this road and through the edge of East Hanney, continue for just over a mile, where the entrance to Bradfield Grove Farm can be found on the right and identified by our prominent board.

Neither these particulars, floorplans, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed

# Brook House, Bradfield Grove Farm, Grove, Wantage

Approximate Gross Internal Area (Excluding Void) :-  
269 sq m / 2896 sq ft  
Outbuilding 46 sqm / 495 sq ft



First Floor

Ground Floor

Outbuilding  
(Not Shown In Actual Location / Orientation)

Illustration For Identification Purposes Only. Not To Scale  
Job Ref. 47915

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	80	79	80

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England & Wales

Very environmentally friendly - lower CO<sub>2</sub> emissions  
EU Directive 2009/11/EC  
England & Wales

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