



24, Mayfield Avenue, Grove
Wantage, Oxfordshire

Guide Price £415,000 Freehold

This extremely well appointed 3 bed detached house has been the subject of many improvements over the years. Having been extended on the ground floor to the rear of the property with a 51' x 34' Westerly facing rear garden.

- Modern grey cladding
- Spacious kitchen diner
- Downstairs WC
- Well appointed in Grove
- Single garage
- Driveway parking for 2 cars
- Modern family bathroom
- 3 good sized bedrooms



LOCATION

Grove is currently the largest village within the Vale of White Horse. The village caters for your local day to day needs with two shopping precincts, two primary schools, churches, restaurants and pubs, a library, regular bus services and a good range of health facilities. The adjacent attractive market town of Wantage (well-deserved 2014 winner of 'The Great British High Street Most Innovative Town Centre Award') offers further comprehensive shopping, leisure, recreational and health facilities, as well as King Alfred's Academy (comprehensive school) and additional primary schools. Grove is well sited in South Oxfordshire with excellent road links to the A34 via the A417, which in turn leads to the M40 in the north and the M4 in the south and also the A338 Abingdon, Oxford – Swindon route. Didcot is situated to the east with a main line train station to London (Paddington 45mins). Business links include Williams F1 and the Grove Technology Park. More information on the many activities, events and clubs in the village can be found on the dedicated website <http://www.grove-oxon.org.uk/>.

DESCRIPTION

DUE TO INCREASED INTEREST ON MAYFIELD
WE ARE INVITING BEST AND FINAL OFFERS
ON WEDNESDAY 8TH OCTOBER AT MIDDAY

This extremely well appointed 3 bed detached house has been the subject of many improvements over the years. Having been extended on the ground floor to the rear of the property with a 51' x 34' Westerly facing rear garden. The external aesthetics have been improved with the addition of modern grey cladding.

With further attractions including a spacious and modern kitchen diner family room, separate sitting room with a further separate snug/lifestyle room. The ground floor also benefits from a spacious entrance hall and a downstairs WC.

To the first floor there are 3 good sized bedrooms and a modern family bathroom.

EER-C

SERVICES

Gas central heating

All mains services connected

FLOOR AREA

1451.00 sq ft

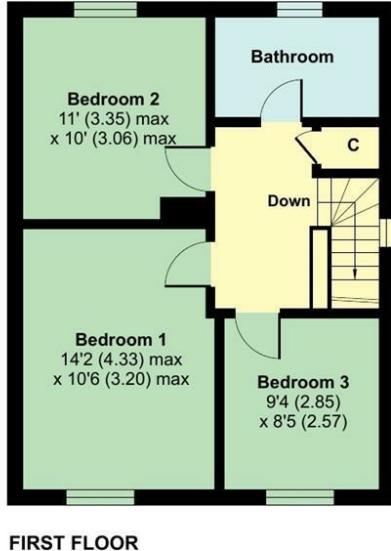
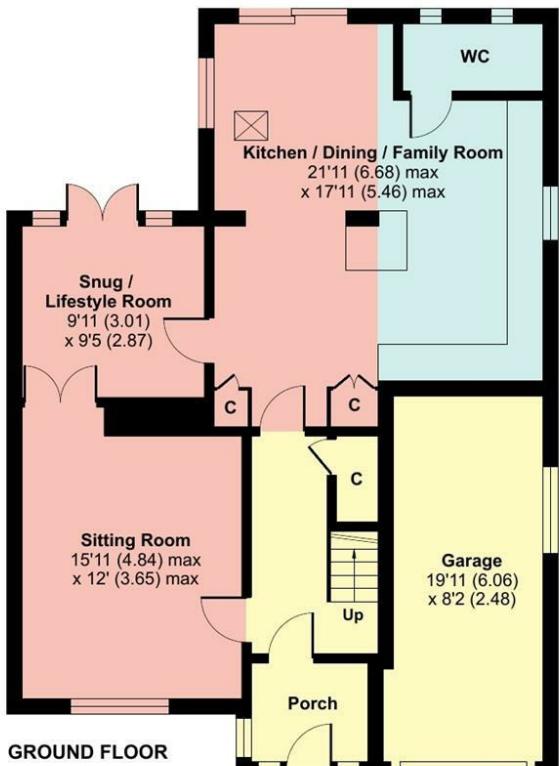
Vale of White Horse District Council

COUNCIL TAX BAND E





Mayfield Avenue, Grove, Wantage, OX12



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

Approximate Area = 1287 sq ft / 119.5 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1451 sq ft / 134.7 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX12 7LZ

what3words://ghost.armed.tucked As indicated by our D&S 'For Sale' sign

Other Material Information

- Ofcom checker indicates standard, superfast and ultrafast broadband are all available at this location
- Ofcom checker indicates good outdoor mobile availability for EE, O2, Three and Vodafone with also variable in home availability for EE and Three
- Government Portal indicates this property is in an area of low flood risk
- We are unaware of any planning permissions that could effect the property

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
Douglas and Simmons



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