



107 Mayfield Avenue, Wantage, OX12 7NE
£440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended three bedroom detached property in this sought after area of Grove with delightful gardens, within walking distance of local shops and amenities.

This spacious home comprises entrance hall giving access to the ground floor rooms, large sitting room with fireplace. An adjoining versatile office/playroom and patio doors opening to the rear garden. The extended kitchen has a range of base and eye level units with a separate sitting/dining area which leads to the rear garden. A cloakroom completes downstairs.

Upstairs, three double bedrooms and stylish family bathroom with new suite offering a shower over the bath and ample storage.

The rear garden has a lawn area and large patio, ideal for entertaining, with a separate vegetable garden and greenhouse, two lean-to storage areas at either side. The front driveway provides off street parking for a number of vehicles leading to the integral garage.

Some material information to note: Freehold house. Gas central heating. Mains water, mains electrics and mains drains. The property has driveway parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.



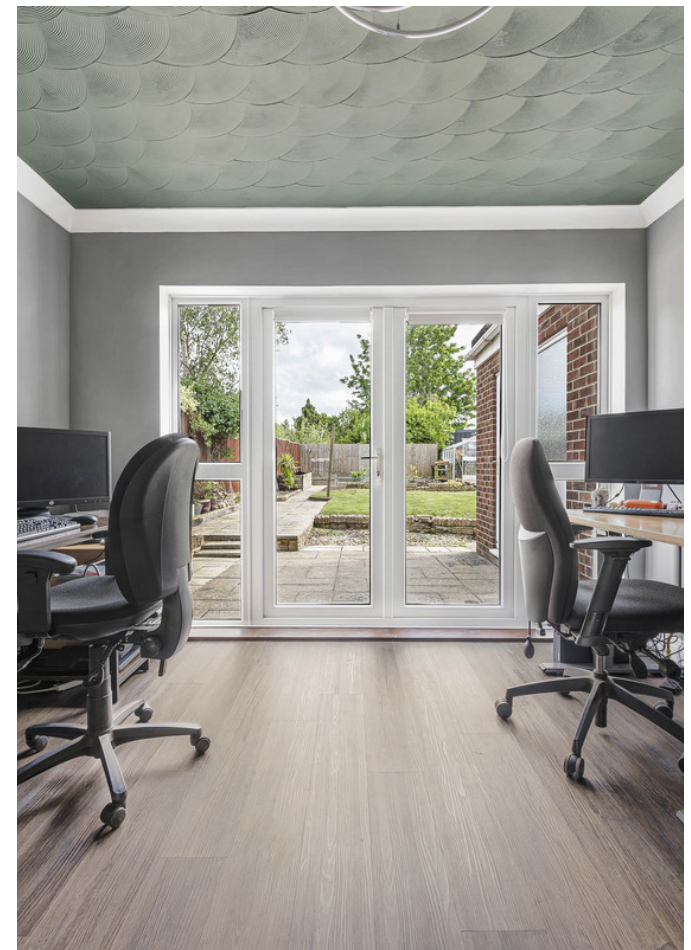


Key Features

- Three bedroom detached
- Sitting room
- Office/playroom
- Kitchen / dining /family room
- Modernised bathroom
- Enclosed Private Garden
- Driveway parking for several vehicles
- EPC rating B Council tax band E

The Location

Grove is situated approximately 1.5 miles north of Wantage. There is a good range of local 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 precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford, Grove and nearby 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 well served by communications with 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) offering a fast service to London, Paddington c.40 minutes.



Approximate Gross Internal Area 1667 sq ft - 155 sq m

Ground Floor Area 1142 sq ft – 106 sq m

First Floor Area 525 sq ft – 49 sq m



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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