



DOUGLAS & SIMMONS



18, Mayfield Avenue, Grove
Wantage, Oxfordshire

18 Mayfield Avenue, Grove, Wantage, Oxfordshire, OX12 7LZ

Guide Price £415,000 Freehold

Coming to the market for the 1st time since built in 1965, an extended detached house.

• End of chain • Driveway parking • Downstairs bedroom/snug • c. 53' x 33' Private rear garden • 3 double bedrooms • Bright kitchen • Garden room • 1st time to the market since 1965 • Extensions to the front and rear • Recent major overhaul of the main roof



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

This property is coming to the market for the 1st time since it was built in 1965. Having been extended to the ground floor both at the front and rear. The accommodation comprises a sitting room, separate dining/family room as well as a kitchen, separate garden room and a garage that has been converted to the ground floor bedroom/further reception room which could serve a number of different purposes, the ground floor is completed with a downstairs shower room.

To the 1st floor there are 3 bedrooms and a family bathroom. Outside there are gardens to the front and rear with a drive. The west facing rear garden is c. 53' x 33', being private with outbuildings. With recent major overhaul of the main roof. Offered for sale with no-ongoing chain.

EER-C

SERVICES

Gas central heating

All mains services connected

FLOOR AREA

1680.00 sq ft

Vale of White Horse District Council

COUNCIL TAX BAND E



Mayfield Avenue, Grove, Wantage, OX12 7LZ

Approximate Area = 1470 sq ft / 136.5 sq m
 Outbuilding = 210 sq ft / 19.5 sq m
 Total = 1680 sq ft / 156 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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. **EGS/SL**

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.



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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTIONS TO OX12 7LZ

what3words:///link.sprawls.troll As indicated by our D&S 'For Sale' board.

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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