

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













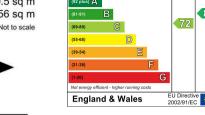


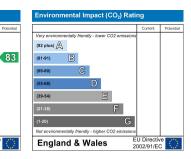


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Approximate Area = 1470 sq ft / 136.5 sq m Outbuilding = 210 sq ft / 19.5 sq m Total = 1680 sq ft / 156 sq m For identification only - Not to scale







DIRECTIONS TO OX12 7LZ

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



Garden Approximate x 34'3 (10.44)

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

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- 5. All measurements are approximate. EGS/SL

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.

While we endeavour to make our sales particulars accurate and reliable if

Viewing strictly by appointment with the agents **Douglas and Simmons**





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