



54 Mayfield Avenue, Wantage, OX12 7ND
Offers In Excess Of £425,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom detached property ideally positioned in a sought-after area of Grove, being sold with the added benefit of no onward chain.

This home has been carefully redesigned to offer modern living, the ground floor has been opened up to create a bright, seamless layout that flows effortlessly from the spacious living room, complete with a stylish built-in 2-way wood burner, into a contemporary kitchen diner, perfectly suited to modern family life, with a separate utility room and a sleek shower room adding further practicality. Upstairs, the property features three generous double bedrooms, all served by a modern family bathroom. The master bedroom benefits from built-in wardrobes, enhancing the home's smart use of space.

Externally, the property continues to impress, with a refurbished driveway providing ample off-street parking. The well-appointed garden currently features a pergola and hot tub (available by separate negotiation) Planning permission has been approved to complete a fourth bedroom, ensuite, and dressing area, over the garage and utility, under application number P22/V2451/HH.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- No onward chain
- Detached house
- Three bedrooms
- Two bathrooms
- Garage
- Ample driveway parking
- Utility
- Council tax band - D
- EPC - D

The Location

Grove is situated approximately 1.5 miles north of award winning Wantage. There are a good range of everyday facilities including Millbrook, St Johns and Grove C of E primary schools, local park, two public houses and a parade of shops on Main Street with a further small precinct in Savile Way. Located c.13 miles southwest of the historical University City of Oxford Grove has some of the finest schooling on its doorstep. Grove and Wantage together offer a broad range of shopping, leisure and sporting facilities. It is also has good road 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 to London Paddington c.40 minutes.

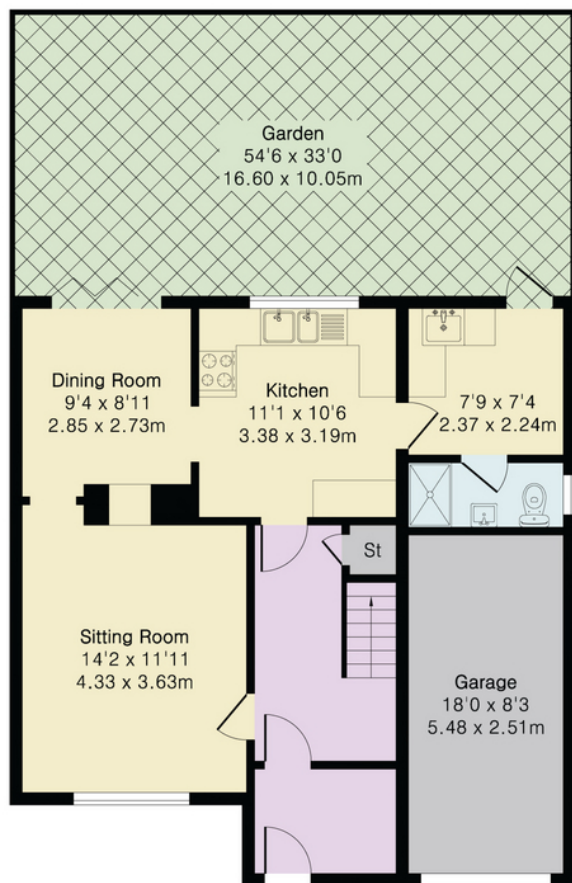


**Approximate Gross Internal Area 1157 sq ft - 107 sq m
(Excluding Garage)**

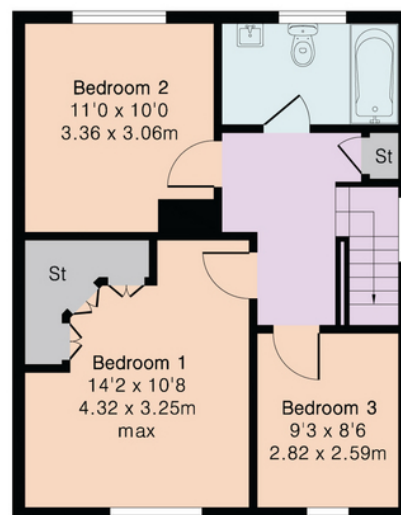
Ground Floor Area 646 sq ft – 60 sq m

First Floor Area 511 sq ft – 47 sq m

Garage Area 148 sq ft – 14 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Wantage Office

15 Millbrook Square, Grove, Wantage
Oxfordshire, OX12 7JZ

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

