



37 Mayfield Avenue, Grove
£485,000

Waymark

37 Mayfield Avenue

Grove, Wantage

Set within the highly desirable Old Grove area, this beautifully presented and thoughtfully enhanced four-bedroom detached family home offers an exceptional standard of contemporary living throughout. Having been tastefully improved over the years and carefully maintained by the current owners, this superb home must be viewed internally to be fully appreciated.

Upon entering the property, you are welcomed by an elegant and spacious entrance hallway that sets the tone for the quality and style found throughout the home. The generous living room provides a warm and inviting space, ideal for both relaxing evenings and entertaining guests. Undoubtedly the heart of the home is the stunning extended family room, a light-filled and versatile living space designed for modern family life. With an abundance of natural light, it provides the perfect setting for dining, entertaining, or simply spending time with family and friends. The contemporary kitchen is beautifully appointed with built-in appliances, sample cabinetry and workspace, perfectly balancing practicality and style. Complementing the kitchen is a spacious utility room and access to the ground floor WC.



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Upstairs, the light and airy landing leads to dual-aspect master bedroom complete with stylish built-in wardrobes and a modern shower room. There are two further double bedrooms, both with built-in wardrobes, along with a well-sized single bedroom. All are served by a stylishly appointed contemporary family bathroom.

Externally, the property enjoys a neatly maintained, enclosed rear garden, predominantly laid to lawn and offering a fair degree of privacy. A paved patio area adjoins the house, ideal for outdoor seating and entertaining, while a further gravelled section provides additional space for planters or a feature seating area. The garden is bordered by fencing and established planting, with a useful storage shed positioned to the side. To the front you will find a block-paved driveway providing ample off-road parking and access to an integral garage which benefits from an electric door.



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Furthermore, located within the established and welcoming community of Old Grove, the property benefits from excellent access to local amenities, highly regarded schools, and superb transport links, making it ideal for modern family living.

Immaculately maintained and ready for immediate occupation, this outstanding home is perfectly suited for families seeking space, comfort, and quality in a prime residential setting.

Material Information: The property is freehold and connected to mains gas, electricity, water, and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk surface water - low. Flood risk rivers and the sea - very low according to gov.uk. Mobile signal - Good outdoor, variable in-home for EE & Three. Good outdoor for Vodafone & O2 according to <https://checker.ofcom.org.uk/>. We would still advise you to check this in case of any changes. Broadband - Ultrafast available.



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Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

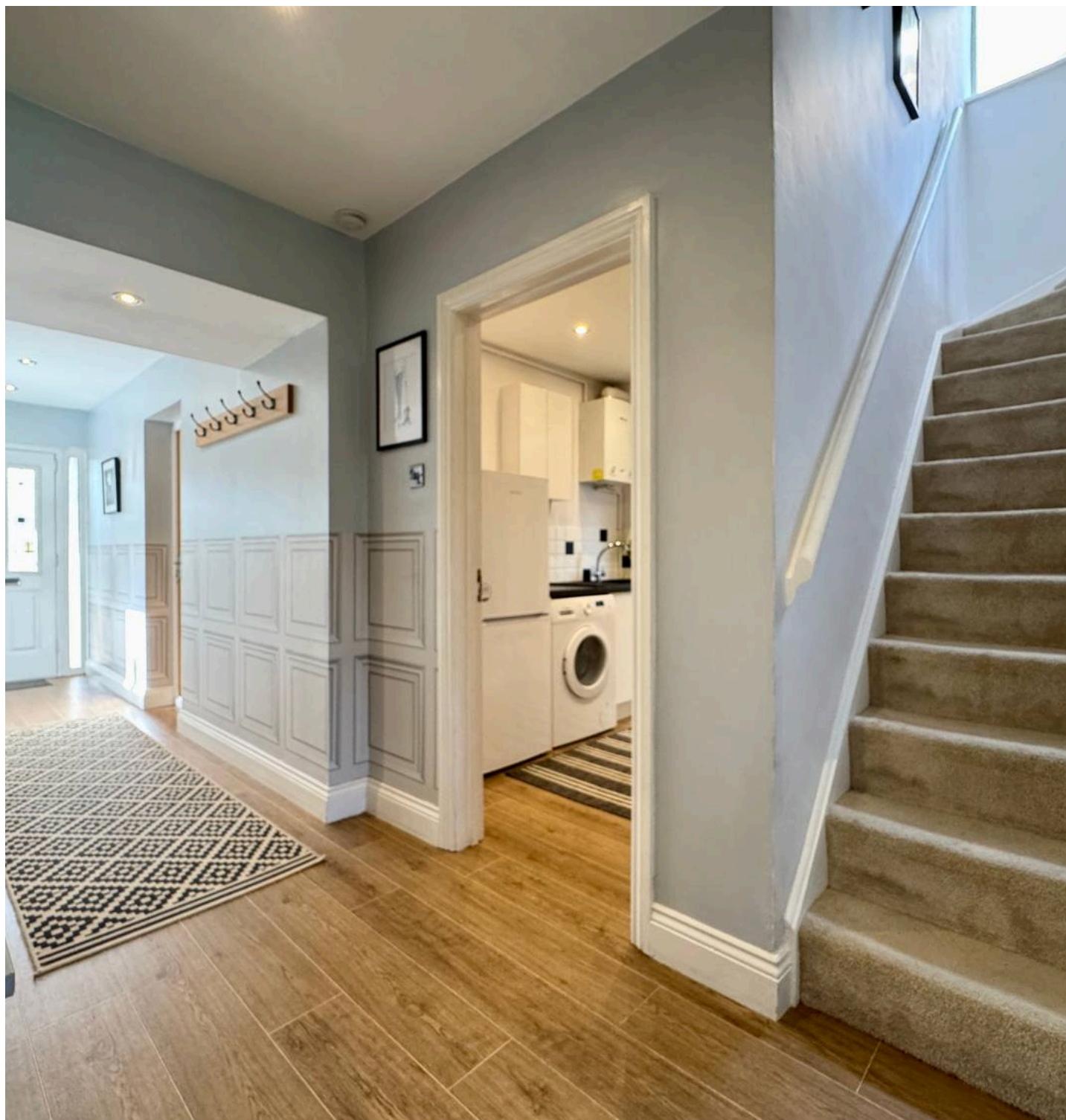
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

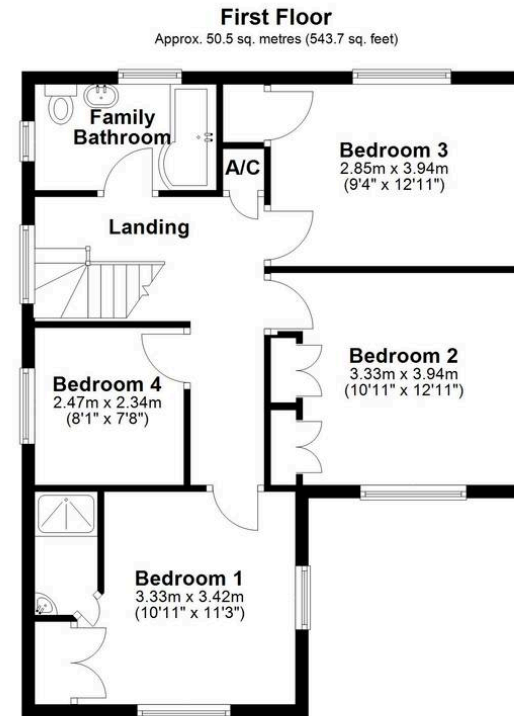
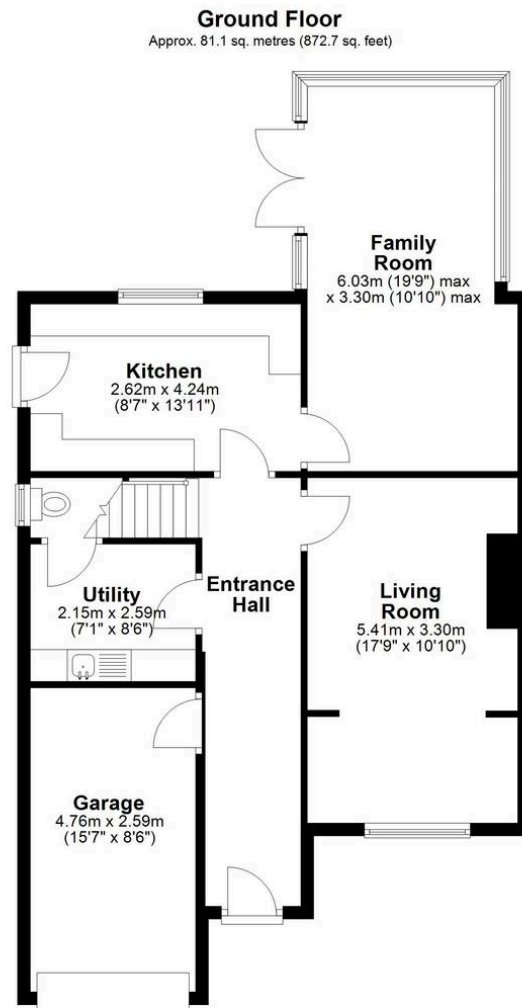
- Beautiful & Improved Four Bedroom Detached Family Home
- Modern Kitchen & Useful Large Utility Room
- Good Size Living Room & Stunning Extended Family Room
- Dual Aspect Master Bedroom With Shower Room & Built-In Wardrobes
- Enclosed Well Tended Rear Garden
- Garage & Ample Driveway Parking
- Highly Sought After Old Grove Location











Total area: approx. 131.6 sq. metres (1416.4 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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