

GREEN &  
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£475,000 54 Mayfield Avenue, Grove, Wantage, Oxfordshire, OX12 7ND, UK

Freehold



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£475,000 Mayfield Avenue, Grove

Council Tax Band D

Thoughtfully redesigned and beautifully presented, this three-bedroom detached home offers modern living in the highly desirable 'Old Grove' area. 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 for both everyday living and entertaining. A separate utility room and a sleek shower room add further practicality, along with access to the integral garage. 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), offering a versatile outdoor space ideal for relaxing or socialising. 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. Overall, this is a fantastic opportunity to acquire a stylish, move-in-ready home in one of Grove's most popular locations.

[what3words.w3w.co/tight.vows.node](https://what3words.w3w.co/tight.vows.node).

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators alongside a two-way wood-burner connecting the lounge and kitchen diner.

Location. The village of Grove lays approx. 13 miles south-west of Oxford where the Thames Valley meets the Berkshire Downs and is well situated for all the main travel



Green & Co. 33 Market Place Wantage OX12 8AL; t. 01235763562; e.sales@greenand.co.uk



links, with the A338 providing easy access to the A34, M40, M4, plus the rail links in Oxford, Didcot, and Swindon. Its favoured position gives the village a peaceful aspect and it stands amid traditional farming areas. Despite this, Grove has grown, in post-war years, from a small, self-sufficient hamlet to a thriving modern community with shops and schools to meet the needs of its newcomers. The extensive acreage given over to housing is designed for ease of access to the modern schools in comparative safety, along with a network of walkways, only seldom needing to cross roads or encounter traffic. With more comprehensive facilities available in nearby Wantage, Grove offers much more than the average village.

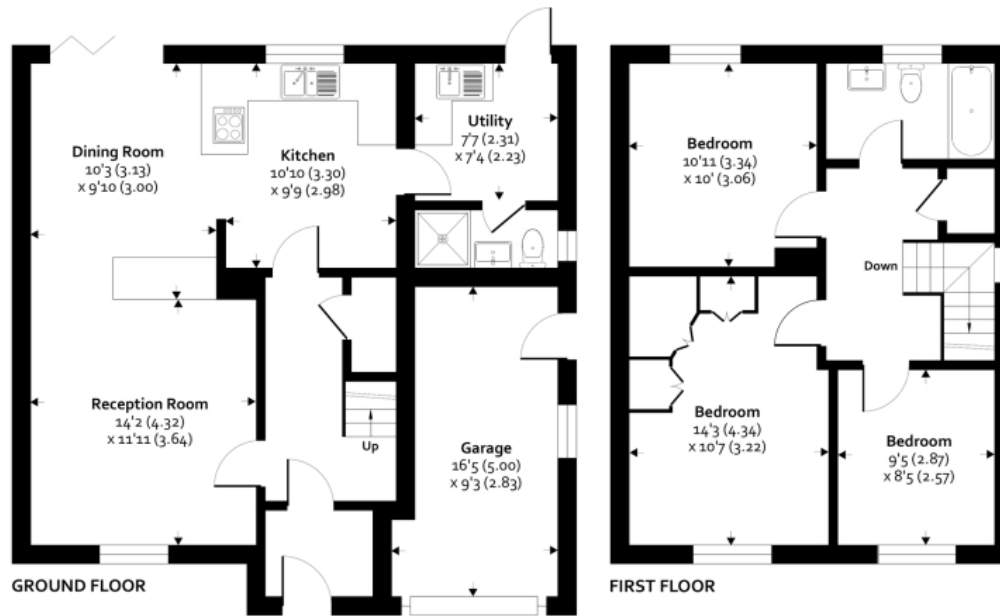




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Approximate Area = 1092 sq ft / 101.4 sq m  
 Garage = 129 sq ft / 12 sq m  
 Total = 1221 sq ft / 113.4 sq m  
 For identification only - Not to scale



Floor plan drawn in compliance with IPMS All Buildings (IPMS Residential) and RICS Code of Measuring Practice 6th Edition. ©nichicom 2025. Produced for Green & Co. REF: 1447923



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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Harry Goodman  
01235 773 404



James Goodman  
01235 773 401



Kevin Flanagan  
01235 773 403

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