



20 Mayfield Avenue, Wantage, OX12 7LZ

Guide Price £440,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented and thoughtfully extended three-bedroom detached home, ideally positioned in a sought-after area of Grove, within easy reach of well-regarded primary schools and local amenities. The property welcomes you with a spacious entrance hall, leading to a versatile study—perfect for home working. The sitting/dining room offers a warm and inviting atmosphere, centred around a charming feature fireplace. To the rear, the contemporary kitchen is fitted with a range of stylish base and eye-level units, along with integrated oven, hob, and extractor. This space flows seamlessly into a generous family/dining area, creating a flexible open-plan environment ideal for everyday living, entertaining. A convenient ground floor cloakroom with shower completes the layout. Bi-fold doors open directly onto the rear garden, enhancing the sense of indoor-outdoor living. Upstairs, the property offers three well-proportioned double bedrooms, all served by a spacious and modern shower room complete with WC and hand basin.

The rear garden is a particular highlight of the home. Benefiting from a desirable west-facing aspect, it enjoys plenty of afternoon and evening sunshine. A large paved patio provides an ideal setting for al fresco dining, while the lawn is bordered by established shrubs, offering both privacy and a pleasant green outlook.

To the front, a block-paved driveway provides off-street parking for multiple vehicles, framed by mature planting. Some material information to note: Ofcom checker indicates ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with most 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. Examples of these materials are; Artex, vinyl





Key Features

- Detached house
- Three bedrooms
- Two bathrooms
- Driveway parking for several vehicles
- Complete onward chain
- West facing garden
- Study
- Dining / family room
- EPC- tbc
- Council tax band - E

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. There is an excellent bus service to Wantage, Oxford and Didcot. 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.

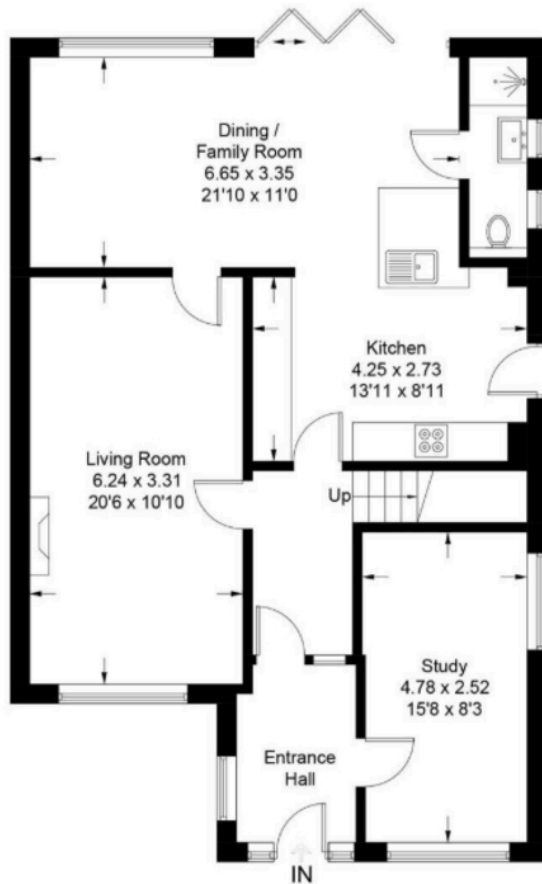


Mayfield Avenue - Grove

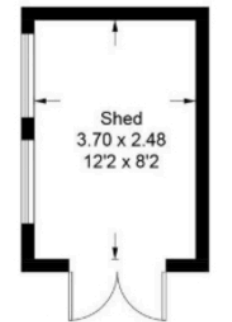
Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft

Shed = 9.2 sq m / 99 sq ft

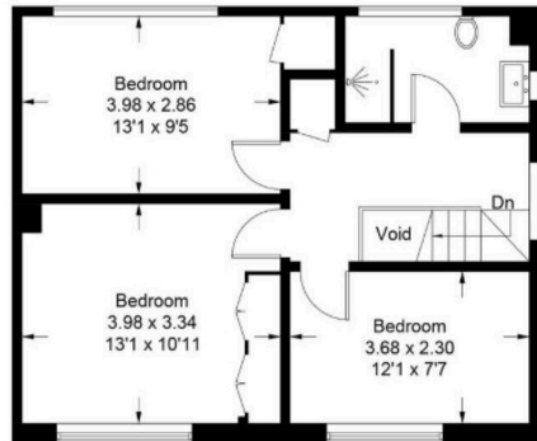
Total = 144.3 sq m / 1552 sq ft (Excluding Void)



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298432)

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Wantage Office

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

T 01235 764 444

E wantage@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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