



37 Mayfield Avenue, Grove, OX12 7LZ
£469,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully extended four-bedroom detached family home, thoughtfully improved to an exceptional standard and ideally situated in the highly sought-after area of Old Grove

The property welcomes you with a spacious entrance hall. A generous living room with a feature fireplace. To the rear, the extended dining room/conservatory is flooded with natural light, creating the perfect setting for entertaining. The recently refitted kitchen features a stylish range of contemporary units with integrated appliances. A door from the hallway provides internal access to the rear of the garage, while the remainder of the ground floor includes a spacious utility room and a separate cloakroom.

Upstairs, there are three well-proportioned double bedrooms and a fourth single bedroom. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a generous family bathroom with a shower over the bath.

Outside, the rear garden offers a large patio area, perfect for outdoor dining, with the remainder laid to lawn. To the front, mature hedging creates an attractive and private frontage, while the block-paved driveway provides off-road parking for several vehicles and leads to the attached garage.



Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard, super fast and 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 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.



Key Features

- Stunning four bedroom detached
- Desirable location
- Open plan lounge / conservatory
- Fitted Kitchen
- En-suite
- Family bathroom
- Private rear garden
- Single garage
- Driveway parking for a number of vehicles
- EPC rating D, Council Tax Band 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. 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.

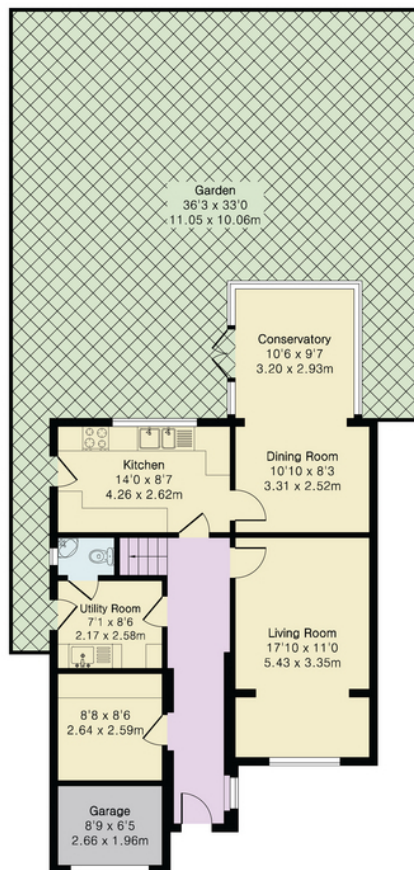


**Approximate Gross Internal Area 1522 sq ft - 141 sq m
(Excluding Garage)**

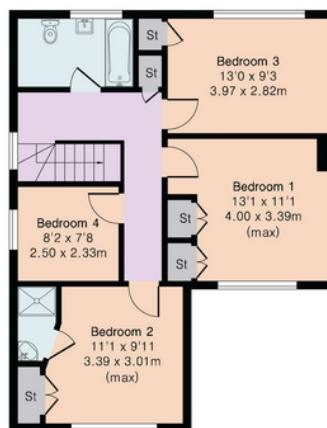
Ground Floor Area 829 sq ft – 77 sq m

First Floor Area 693 sq ft – 64 sq m

Garage Area 54 sq ft – 5 sq m



Ground Floor



First Floor

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

**THOMAS
MERRIFIELD**
SALES LETTINGS