



24 Beckett Drive, Radley, OX14 3EY
£507,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built within the last four years to an impressive specification, with light and airy, comfortably proportioned accommodation, thoughtfully arranged over three floors.

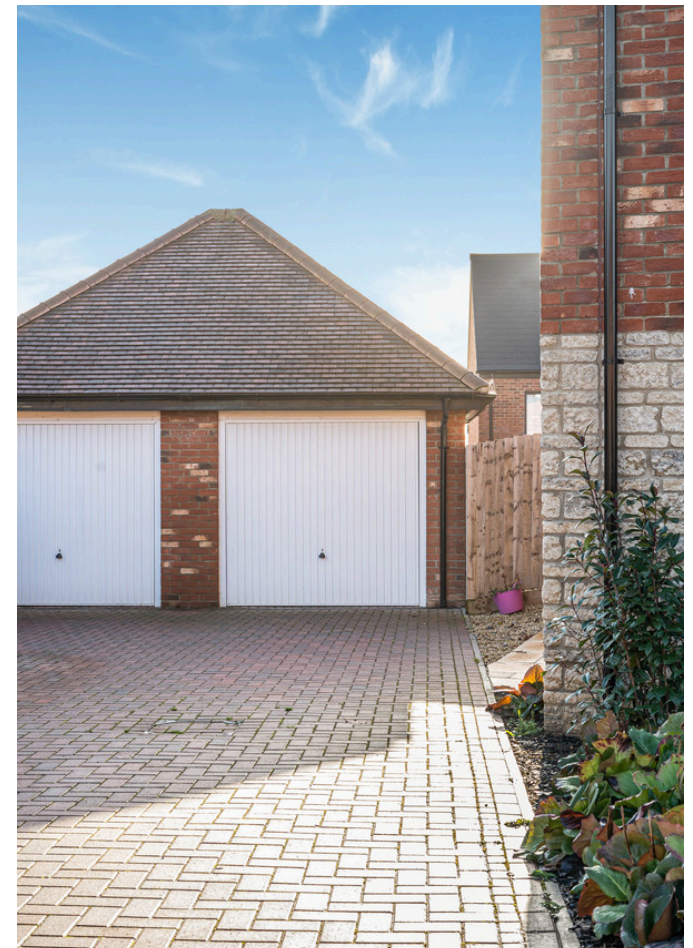
Practical, contemporary and lifestyle elements combine to create a lovely home, complimented by good size gardens, two car driveway and single garage.

Superbly fitted and equipped kitchen area with wide range of integrated BOSCH appliances, stylish white sanitary ware with complimentary floor and wall tiling to cloakroom, en-suite and family bathroom, excellent electrical specification, independently zoned underfloor heating to the ground floor with radiators to the first and second floors.

An internal instruction will enable its many fine attributes to be fully appreciated.

Material Information

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Air source heat pump interfloor heating
- Parking: Private driveway & garage.
- Broadband Coverage: Standard, Superfast & Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.



Key Features

- No onward chain
- Balance of 10 year NHBC
- Double length driveway to single garage
- Air source heat pump central heating
- High quality double glazing
- Council tax Band: D
- EPC Rating: A

The Location

Forming part of PYE Homes innovative and highly acclaimed Church Farm development, comprising an eclectic range of highly advanced and architecturally interesting homes, contributing to a unique residential village environment, and conveying a lovely sense of well-being. Just 3 miles north of Abingdon and 6 miles south of Oxford, Radley is a modest size village providing a community store, pub/restaurant, church, primary school, community centre, renowned Radley College, regular public transport service and branch line railway station connecting to Oxford and Didcot parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes.

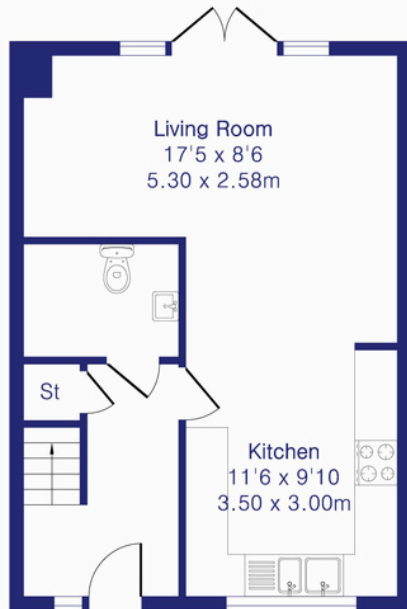
**Approximate Gross Internal Area 1126 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 438 sq ft – 41 sq m

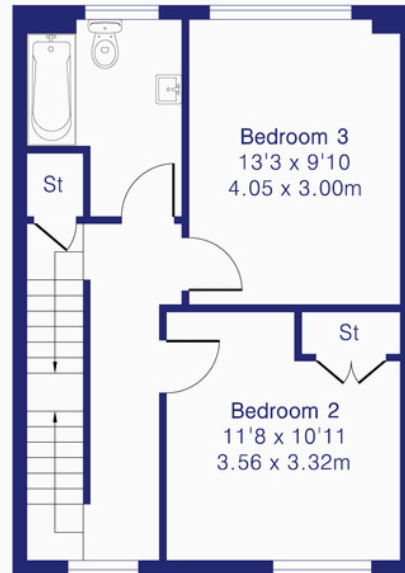
First Floor Area 438 sq ft – 41 sq m

Second Floor Area 250 sq ft – 23 sq m

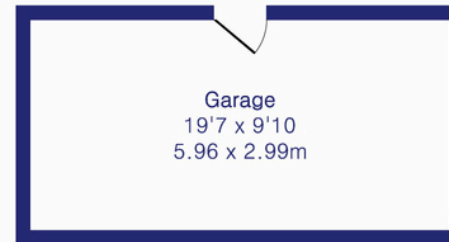
Garage Area 192 sq ft – 18 sq m



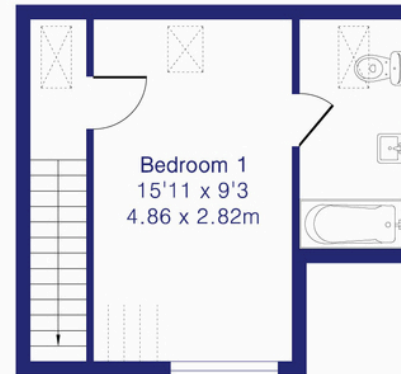
Ground Floor



First Floor



Garage



Second 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.



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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.

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