



Stort Close, Didcot, OX11 7UR

£515,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A thoughtfully extended four bedroom detached house enjoying a private west facing garden, complete with garden office, in a desirable cul-de-sac location within the ever popular Ladygrove development.

The property has the advantage of double glazed replacement windows gas central heating and utility room. The kitchen and dining room have been combined to create a generous kitchen dining space at the rear of the house with French doors opening to the garden. Upstairs are for good size double bedrooms and family bathroom and en-suite to the principal bedroom that has been prepared for a replacement suite (unfinished).

Stort Close is a cul-de-sac of detached properties of varying design within Ladygrove. The development offers a range of facilities including a parade of shops, health centre, two primary schools (Stort Close is within the Lady Grove school catchment area) nursery and pub. Central Didcot including the Orchard centre and Didcot Parkway are within 1 mile

The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has low flood risk. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.





Key Features

- Extended four bedroom detached house
- Utility room and cloakroom
- Kitchen/dining space with French doors to garden
- Family bathroom and en-suite
- Garden office
- Garage
- Double glazing and gas central heating

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping centre named the Orchard Centre and The Core with cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx 40 minutes.

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.

Approximate Gross Internal Area 1457 sq ft – 135 sq m
Ground Floor Area 695 sq ft – 65 sq m
First Floor Area 683 sq ft – 63 sq m
Outbuilding Area 79 sq ft – 7 sq m



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