



Abingdon Road, Didcot, OX11 9BT

£595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A quite enchanting two bedroom detached Grade II listed thatched cottage located in a very pleasant semi-rural farmland setting on a well-established plot of around a quarter of an acre. This country cottage is located in a very private position on the edge of town and is offered for sale with no onward chain. In our view, this is a very rare opportunity to modernise, restore and extend what is a fundamentally a beautiful period building into a modern quintessential country home. Whilst in need of some work, this home boasts many endearing features typical of homes of this era. The current accommodation comprises an entrance area which leads immediately into a galley kitchen, bathroom, lounge with wood-burning stove, study and dining room. Two staircases lead to the first floor, which has two large bedrooms. To the side of the property there is driveway parking and garage. The property offers established gardens of approximately a quarter of an acre, which back on to open fields and rolling countryside. For the potential, location and grounds to be fully appreciated; this property must be viewed.

Some material information to note: Thatched freehold house. Oil fired central heating. Sceptic tank. Mains waters. Mains electrics. There has been a structural engineers report identifying some issues to the more modern kitchen extension to the rear (for a copy of the report; please contact us). The property is accessed over a lane owned by Reading university and the house itself offers driveway parking. Ofcom checker indicates standard and ultrafast broadband is available at this postcode with the possible exception of superfast. Ofcom checker indicates good mobile availability for data and voice calls is available with all major providers at this postcode; with the possible exception of limited data with O2. The government portal generally highlights this as an unlikely/low risk postcode for flooding. Details of any covenants & easements are available on request from the estate agent.





Key Features

- Detached Grade II Listed thatched cottage
- Established, well stocked quarter of an acre plot adjoining open farmland and countryside
- Some structural work and modernisation required
- Semi-rural farmland setting on the edge of town
- Two impressive reception rooms
- A "one off" character home offering a wealth of period features and incredible potential

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 called the Orchard Centre with multiplex 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 from Didcot Parkway (approx. 40 minutes). The attractive market town of Wallingford is 5.5 miles away providing a full range of amenities and services including a large Waitrose hospital doctors and dentists individual and high street shops and several good restaurants.

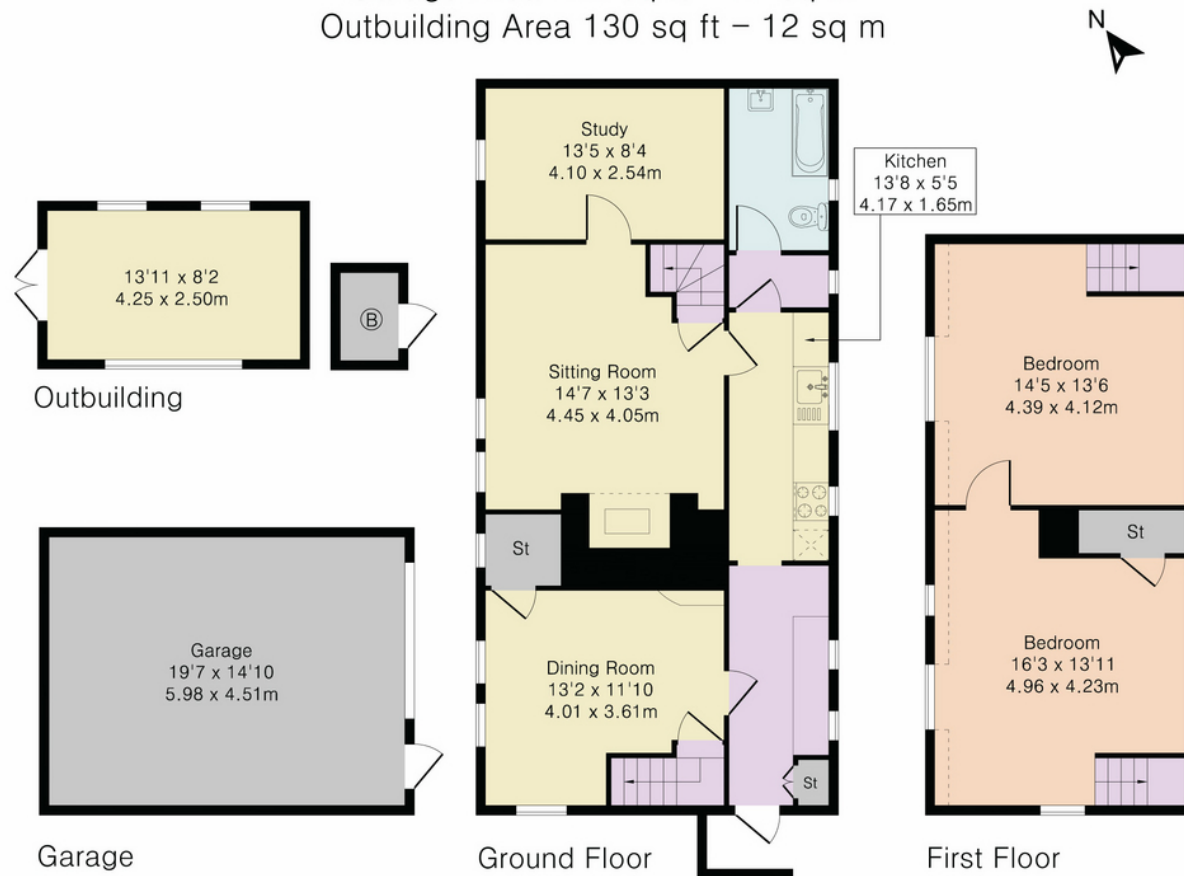


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Approximate Gross Internal Area 1597 sq ft – 148 sq m
Ground Floor Area 748 sq ft – 69 sq m
First Floor Area 429 sq ft – 40 sq m
Garage Area 290 sq ft – 27 sq m
Outbuilding Area 130 sq ft – 12 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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