



Park Road, Didcot, OX11 8QR

£745,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully appointed spacious and cleverly extended detached property. This family home has been enlarged and completely re styled by the current owners and now offers versatile and flexible accommodation in the well established and non estate location of Park Road.

On the ground floor there are two double bedrooms with an en-suite shower room and dressing area from the principal bedroom, a kitchen/diner, utility, downstairs bathroom a spacious living area with vaulted ceiling and underfloor heating plus patio doors leading to the garden. There are two further reception rooms, one of which has been turned into an impressive cinema room. On the first floor there are two further double rooms, an office space, shower room and ample storage.

To the front of the property there is driveway parking for multiple vehicles, as well as a carport, which could (with the correct planning) be converted into an annex space or alternate living accommodation. To the rear there's a private wall enclosed west facing garden with added decking area.

To fully appreciate the space location and finish of the property viewings are highly recommended.



### Material Information

The property is connected to mains electricity, water and drainage. Gas central heating  
Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a medium flood risk. Information relating to Easements, Right & Restrictions is awaited.



## Key Features

- Extended detached house
- Four double bedrooms
- Three bath/shower rooms
- Open-plan kitchen/dining room
- West facing rear garden
- Desirable non-estate location
- Cinema Room

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex 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).

Thomas Merrifield and their clients give notice that:

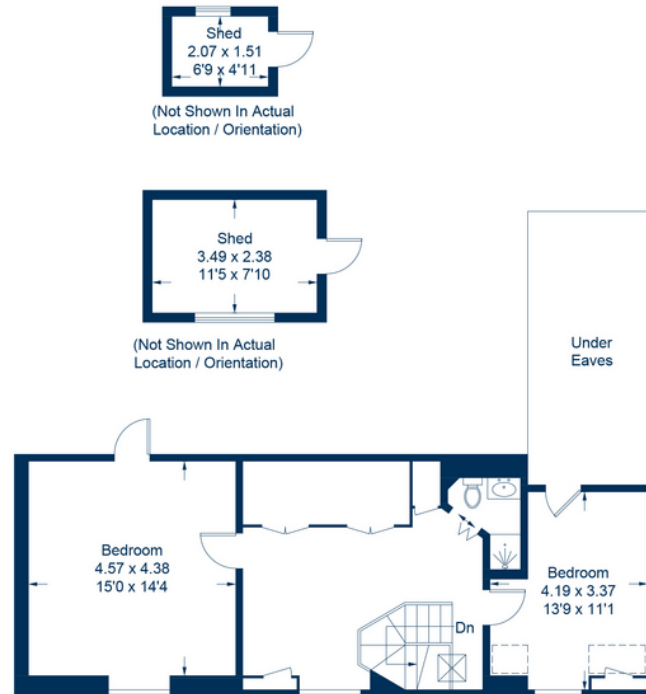
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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  
Ground Floor = 144.3 sq m / 1,553 sq ft  
First Floor = 60.6 sq m / 652 sq ft  
Sheds = 11.5 sq m / 124 sq ft  
Total = 216.4 sq m / 2,329 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS