



Loddon Drive, Didcot, OX11 7QA

£497,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located in an excellent spot on the highly sought after Ladygrove development is this appealing four bedroom, four reception detached home which offers flexible and well-presented accommodation including study and games room.

The property comprises accommodation of entrance hall, cloakroom, lounge, dining room, kitchen, utility room, study, games room and a conservatory extension. On the first floor there is a modern family bathroom and four bedrooms; one with en-suite shower room. To the rear of the property there is a predominantly lawned garden with patio, shed and side access. To the front of the property there is driveway parking. Viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this and some parts of The Ladygrove development as a high risk area for surface water flooding. The property has never flooded during our vendors ownership. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





## Key Features

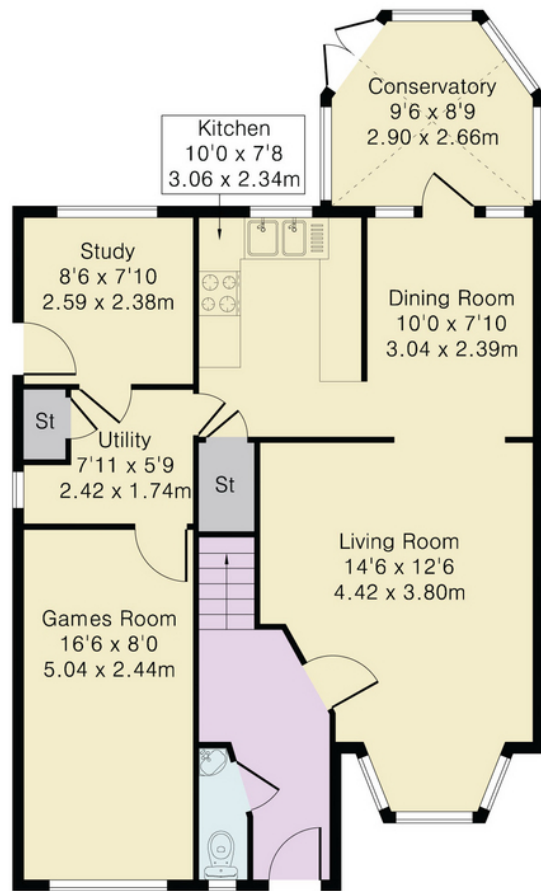
- Attractive four bedroom detached house
- Four reception rooms including a games room and study
- Utility room
- En-suite and family bathroom
- Driveway parking
- Excellent position on the highly regarded Ladygrove development

## The Location

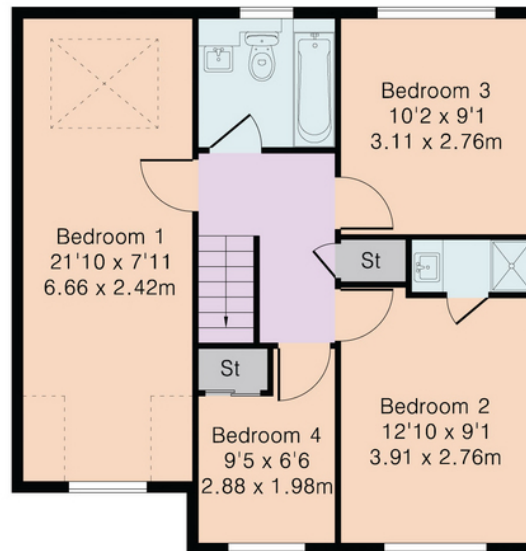
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to 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).



Approximate Gross Internal Area 1358 sq ft – 126 sq m  
Ground Floor Area 786 sq ft – 73 sq m  
First Floor Area 572 sq ft – 53 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.

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