



Latton Close, Chilton, OX11 0SU

£500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located in a quiet cul-de-sac location in Chilton village is this good size four bedroom, three reception room family home offering versatile accommodation with kitchen-diner and large conservatory extension.

The property comprises accommodation of entrance hall, lounge, games room/utility room, cloakroom, kitchen/diner and a large conservatory extension. On the first floor there are four generous bedrooms and a family bathroom. To the rear of the property there is a good-size garden with patio and side access. To the front of the property there is driveway parking leading to a store room.

For the reception space and location to be fully appreciated; the property must be viewed.

Some material information to note: Oil fired central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to superfast broadband is available at this postcode; with the possible exception of ultrafast. Please speak to selling agent with an overview of Ofcom checker indications on mobile availability and mobile data. The government portal generally highlights this as an unlikely/low risk postcode for flooding. 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.





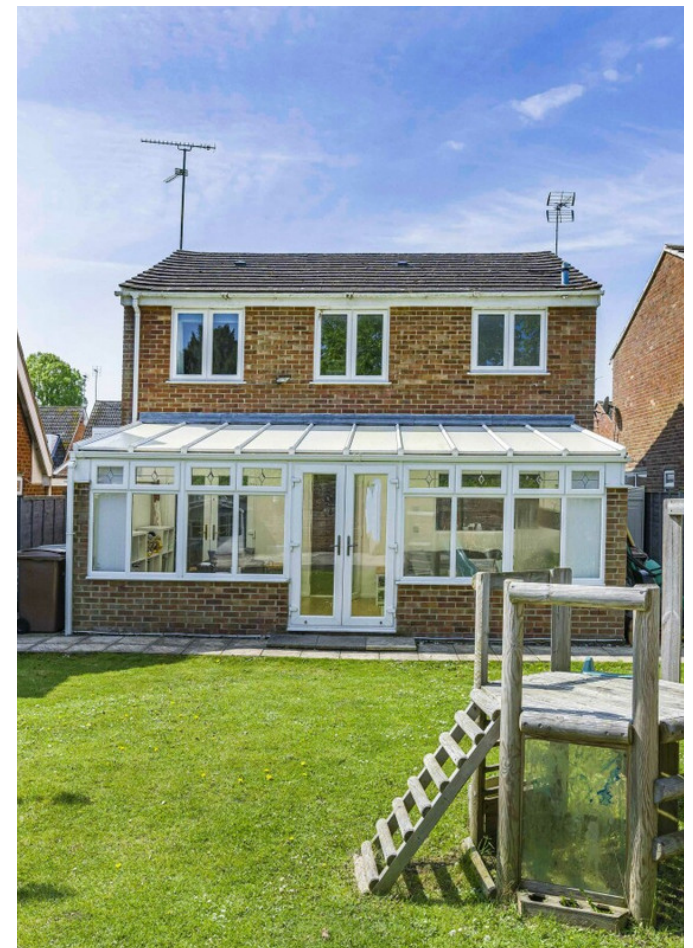


## Key Features

- Four bedroom detached house
- Three reception rooms
- Kitchen/dining room
- large conservatory extension
- Driveway parking
- Quiet cul-de-sac location within the highly regarded village of Chilton
- Council Tax band: E
- EPC Rating; D

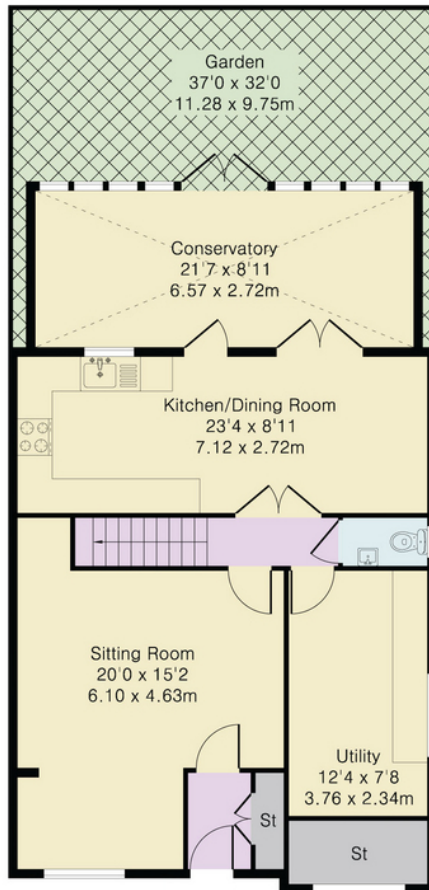
## The Location

Chilton is a charming South Oxfordshire village offering a highly rated primary school, village inn and superb access to the A34, which offers excellent links to the M4 and M40. The nearby town of Didcot offers comprehensive shopping and leisure facilities together with an excellent rail connection to London Paddington in approx. 40 minutes.

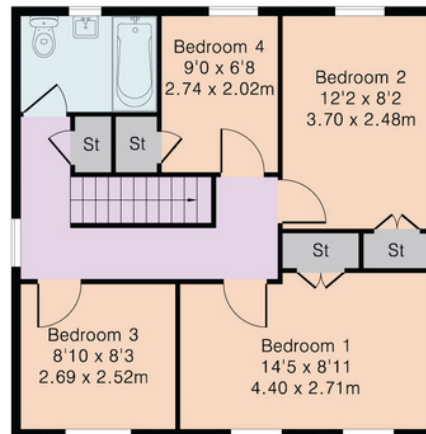




Approximate Gross Internal Area 1443 sq ft – 134 sq m  
 Ground Floor Area 893 sq ft – 83 sq m  
 First Floor Area 550 sq ft – 51 sq m



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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