



Wheatfields, Didcot, OX11 0BQ

£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented detached four bedroom house enjoying a tucked away, private location within this sought after development.

Offered for sale for the first time since construction in the late 1980's, the house has been consistently updated and improved over the years and now features a refitted Shaker kitchen with solid timber worktops, oak internal doors, a refitted bathroom and en-suite shower and the installation of UPVC double-glazed replacement windows.

The house enjoys a generous plot with a good sized south facing garden to the rear and a generous driveway to the front. There is considerable scope to extend the property, either to the rear or over the garage and utility room, subject to the necessary planning consents.

Wheatfields is a select and well established development of just 48 well spaced detached houses and bungalows on the southern side of town. The centre of Didcot, the Orchard Centre and Didcot Parkway are all within 2 miles of the development.



Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has parking and a garage. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a very low risk 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
- Bathroom and en-suite
- Cloakroom and utility
- Integral garage
- Scope for extension, subject to the necessary planning consents
- Council Tax Band: E
- EPC Rating: C

The Location

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

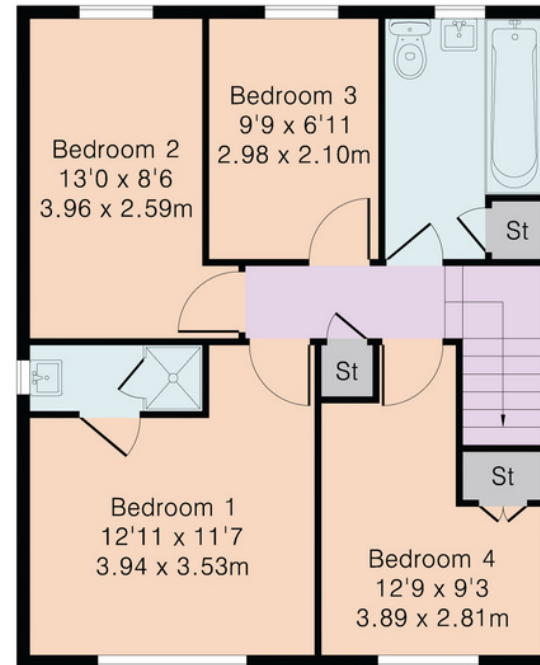
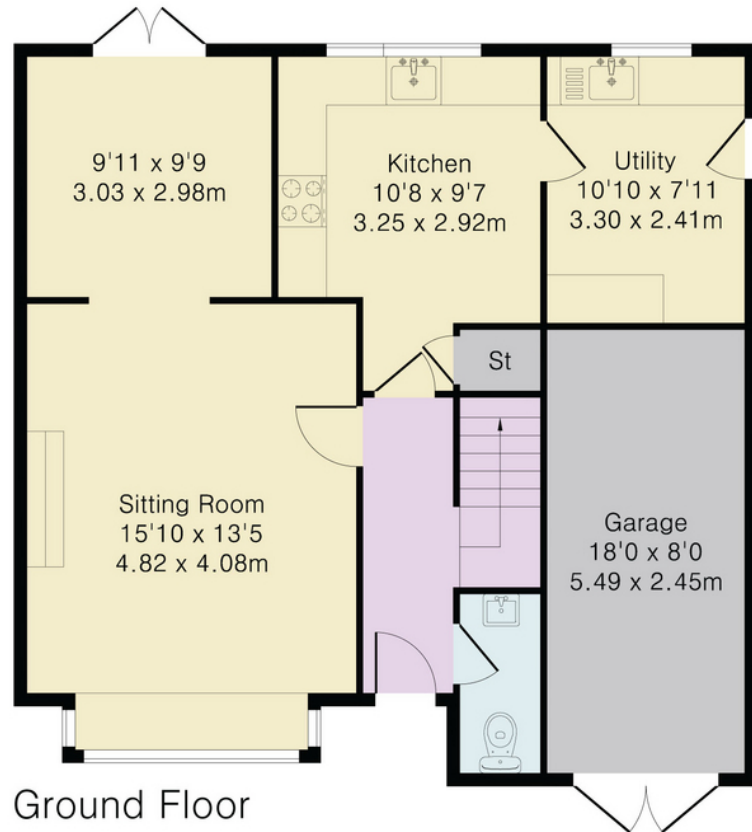


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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1352 sq ft – 126 sq m
Ground Floor Area 813 sq ft – 76 sq m
First Floor Area 539 sq ft – 50 sq m



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