



Rawthey Avenue, Didcot, OX11 7XN

£549,950 Freehold

THOMAS
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SALES LETTINGS



The Property

An immaculately presented and spacious four bedroom detached family home situated on the popular Ladygrove development.

The accommodation comprises of entrance hall, cloakroom, integral garage, a stylish and open plan kitchen/diner with fully integrated appliances, Quartz work surfaces and central island; which leads through to a spacious living room with the addition of a tasteful orangery style conservatory with lantern roof. On the first floor there are four well proportioned bedrooms, with an en-suite shower room to the principal bedroom, built-in wardrobes to bedroom three and a family bathroom. To the rear of the property is a pretty and mature west facing garden with patio area and side access. Finally to the front of the property there is a large block paved driveway for 2/3 vehicles and an electrical car charging point. For the size, presentation and location to be fully appreciated, this house must be viewed.

Some material information to note;

The property is of brick built construction, has gas central heating and is connected to mains gas, electric, water and drainage. According to Ofcom checker there is ultrafast and superfast broadband available at the property. According to Ofcom checker there is a limited service on a range of mobile providers. According to GOV.UK flood risk, this property is of a low flood risk. For any information regarding covenants and charges then please contact the estate agents.





Key Features

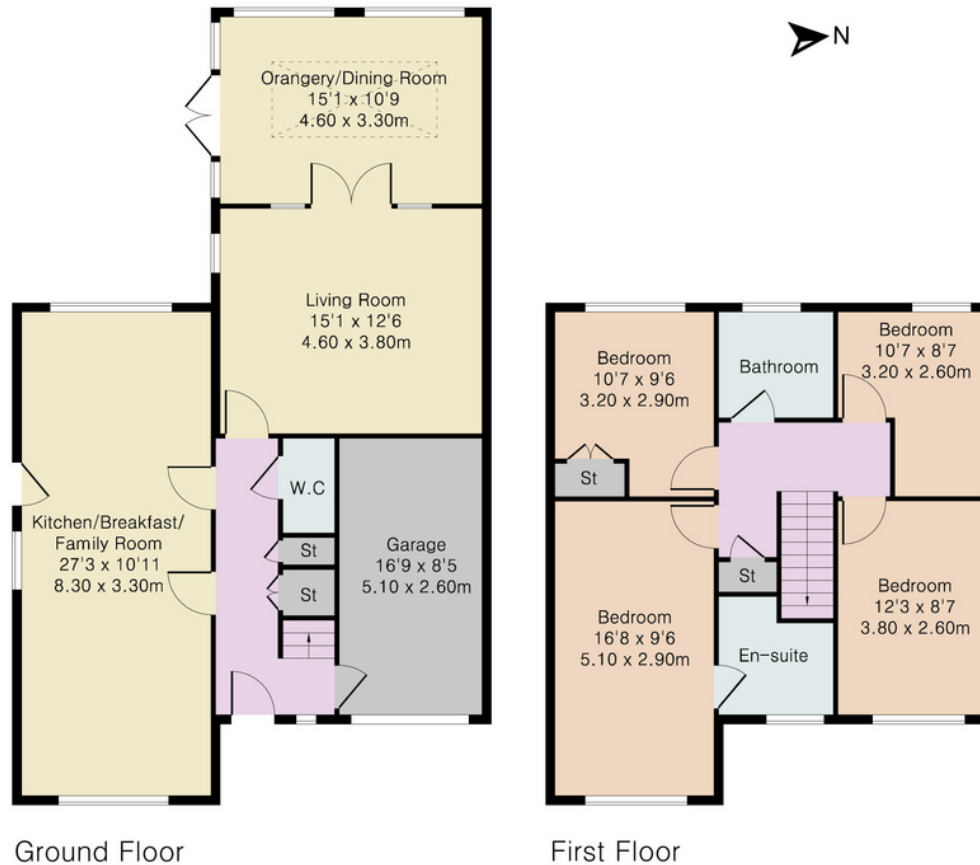
- Four bedroom detached family home
- Driveway parking for 2/3 cars
- Open plan kitchen diner
- Orangery with lantern roof
- Mature and pretty west facing rear garden
- Integral garage
- Desirable location

The Location

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops two highly regarded primary schools and nursery. Ladygrove lakes and Playground Park as well as a leisure centre and family pub. The property also falls within the Ladygrove Park catchment area. 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 and a mainline train service into London Paddington approx. 40 minutes.



Approximate Gross Internal Area 1492 sq ft – 139 sq m
Ground Floor Area 899 sq ft – 84 sq m
First Floor Area 593 sq ft – 55 sq m



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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.

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