



Candytuft Way, Didcot, OX11 6FX

£575,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the popular Great Western Park development is this tasteful and well presented five-bedroom detached family home (Taylor Wimpey Stanton Design).

The accommodation is arranged over three floors and comprises of an entrance hall, a bright and airy lounge, useful study/playroom, utility room and an impressive kitchen/dining room with fully integrated appliances, spanning the full width of the house and leading onto the garden.

On the first floor there are three bedrooms with an en-suite shower room to the principal bedroom and a family bathroom. On the second floor there are a further two further bedrooms and a shower room.

To the rear of the property there is an enclosed and private landscaped garden which the current owners completed in April 2024. There is access to a garage with light and power and the owners converted part of this into home office. To the side of the property there is a block paved driveway, which has parking for two vehicles and an electrical car charger.

Some material information to note:

Property is of a brick built construction.

Connected to mains gas, electric, water and drainage.

According to Ofcom superfast and ultrafast broadband is available at the property.

According to Ofcom a range of phone providers offer a good service at this property.

According to GOV.UK Flood risk, there is a very low risk of flooding.

There is no associated management fee for this property. For any information from the register of title, please contact the agent.





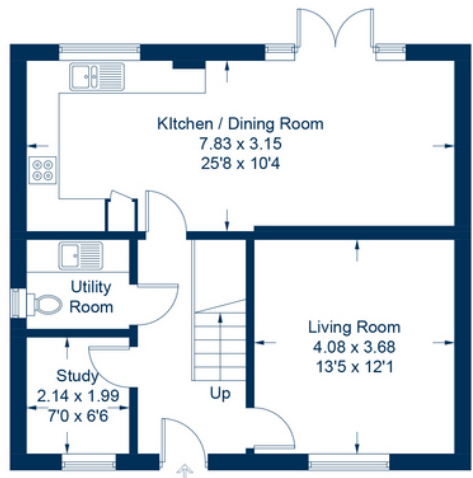
Key Features

- Well presented and stylishly designed built to Taylor Wimpeys Stanton Design
- Kitchen/dining room spanning the full width of the property and in turn leads onto the rear garden
- Part garage conversion to create home office
- Garage and driveway parking for 2 cars and electrical car charger
- Close to local amenities and schools
- Five double bedrooms

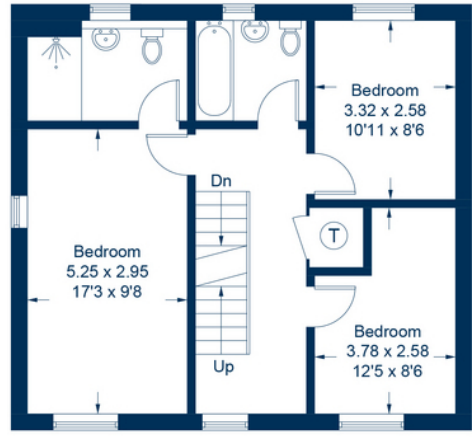
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema, Cornerstone arts centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 to the north and the M4 to the south and there is also an excellent mainline train service into London Paddington approx. 45 minutes. The property also offers access to the highly regarded independent preparatory and senior schools in both Abingdon and Oxford as well as the Europa school in Culham and the primary and secondary schools locally in Didcot

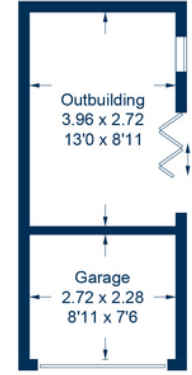
Approximate Gross Internal Area
 Ground Floor = 57.6 sq m / 620 sq ft
 First Floor = 57.3 sq m / 617 sq ft
 Second Floor = 36.8 sq m / 396 sq ft
 Outbuilding = 17.3 sq m / 186 sq ft
 Total = 169 sq m / 1,819 sq ft



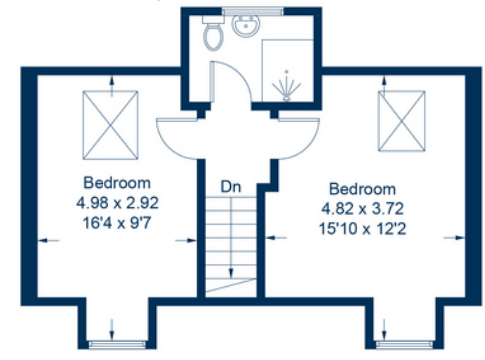
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second 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.
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