



Halse Water, Didcot, OX11 7SX

£575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A rarely available and substantial four bedroom detached family home with double garage and three reception rooms located in this particularly desirable spot on the Ladygrove development.

With ample parking, this impressive family home is well-presented throughout and comprises entrance hall, cloakroom, good size dining room, utility room, kitchen, family room and lounge with box bay window. On the first floor a landing gives access to a refitted bathroom and four good size bedrooms; the principal bedroom with a modern re-fitted en-suite shower room.

To the front of the property there is a double driveway, which leads to a double garage with light & power. Finally, to the rear there is a good size lawned garden with patio and side access.

Early viewings are highly recommended.





Key Features

- Large four bedroom detached family house
- Double garage and double driveway
- Three reception rooms - lounge, dining room and family room
- Desirable position on the Ladygrove development
- Two bathrooms (en-suite to principal bedroom)
- Utility Room



The Location

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).

Some material information to note: Brick & tile freehold house. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability could be compromised with some other major providers. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent

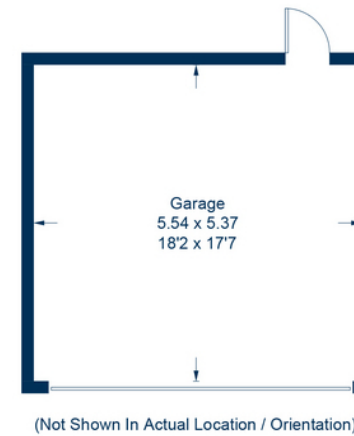
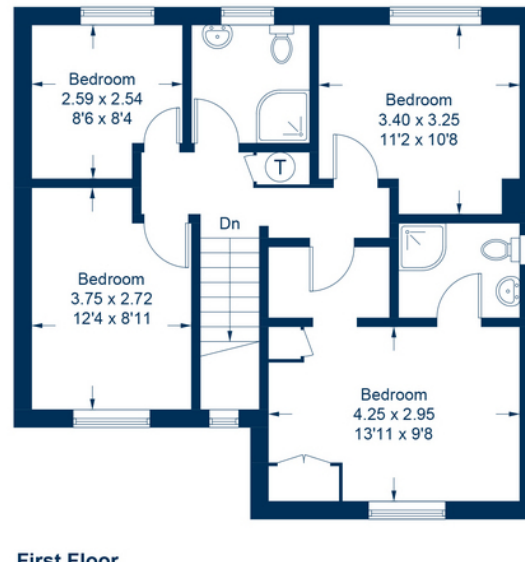


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Approximate Gross Internal Area
Ground Floor = 63.9 sq m / 688 sq ft
First Floor = 60.2 sq m / 648 sq ft
Garage = 29.7 sq m / 320 sq ft
Total = 153.8 sq m / 1,656 sq ft



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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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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