



Oregano Court, Didcot, OX11 6HL  
£459,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented four bedroom detached house with kitchen-diner, two bathrooms, and garage, located on the desirable Brunel Rise development.

The property comprises a generous entrance hall, cloakroom, impressive kitchen-diner with integrated appliances, and an 18ft lounge overlooking the garden. On the first floor there is a modern bathroom and four good size bedrooms, the principal bedroom with en-suite shower room.

To the rear of the property there is a good size, predominantly lawned garden with an extended patio area and side access. Other benefits include a partially converted garage, currently being used a beauty room by the current sellers, driveway parking, plus green space to the front of the property.

For this well-presented property to be fully appreciated; the house must be viewed.

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 good mobile availability for data and voice calls is available with all major providers at this postcode. 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 restrictive covenants are available on request from the estate agent.





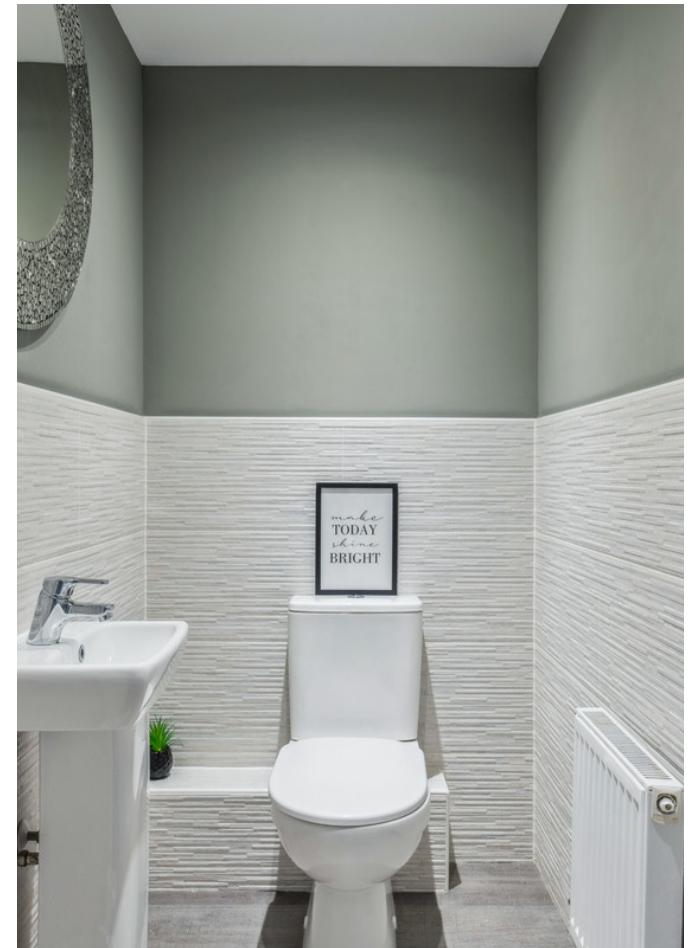


## Key Features

- Detached family home
- Kitchen/diner with integrated appliances
- Partially converted garage
- Four double bedrooms
- Cloakroom
- En suite from the principal bedroom
- Desirable location

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre 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. There is also an excellent mainline train service into London Paddington from Didcot Parkway, (approx. 40 minutes).(approx. 40 minutes).

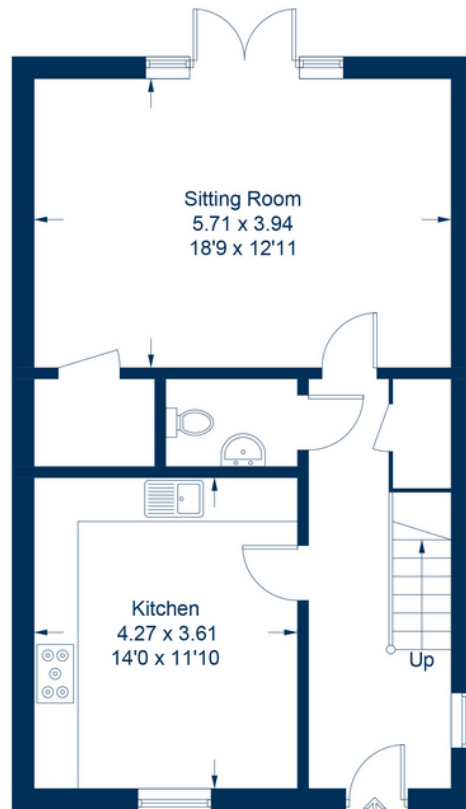


Thomas Merrifield and their clients give notice that:

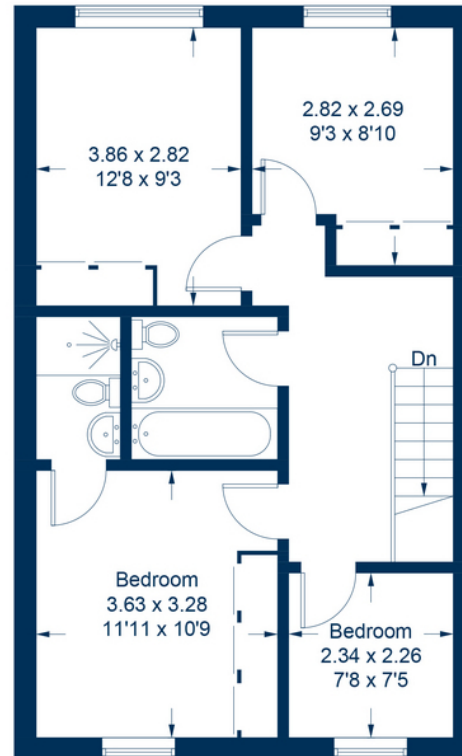
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

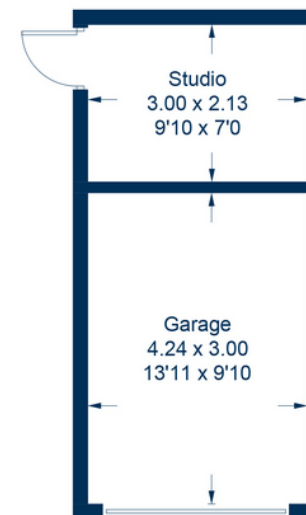
Approximate Gross Internal Area  
Ground Floor = 55.6 sq m / 598 sq ft  
First Floor = 55.3 sq m / 595 sq ft  
Garage = 19.7 sq m / 212 sq ft  
Total = 130.6 sq m / 1,405 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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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