



24 Saxons Way, Didcot, OX11 9RA
£485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

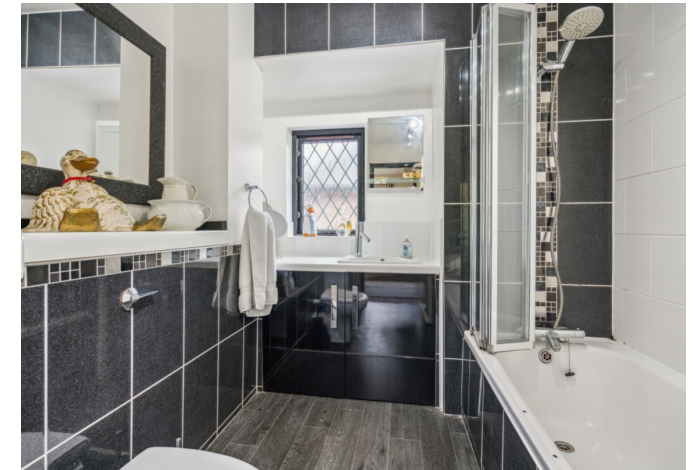
Situated at the end of a private drive of just 3 detached properties is this 4/5-bedroom detached ex show home located in a secluded position on the Millbrook development.

Coming to the market for the first time in near 30 years, this detached family home has been altered and extended since first built in the 1980's expanding its ground floor accommodation with a further study/ 5th bedroom as well as a utility room. Further to its ground floor living space is an open plan kitchen dining room which was renovated circa 10 years ago along with bi-fold doors leading on to the rear garden, front to back sitting room. To the first floor are four well proportioned bedrooms with family bathroom as well as an en-suite shower room to the main bedroom.

To the front of the property is ample of street parking to the front of the single garage as well as additional parking to the side of the property. The rear of the property offers a mostly patio & lawned garden with some newly replaced timber fencing as well as personal garage door access.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to fast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a low/unlikely area 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

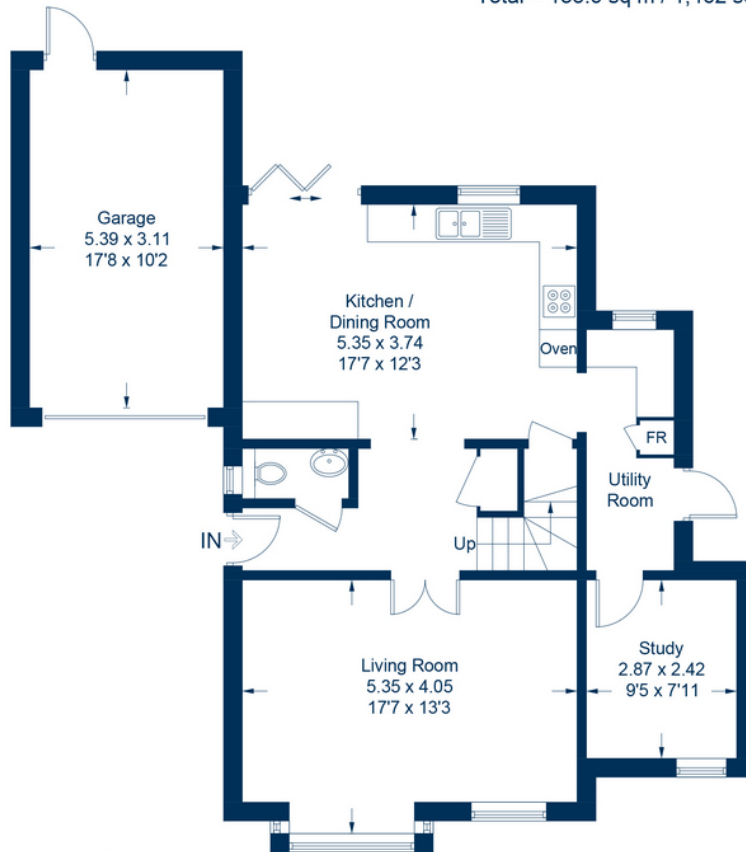
- Boiler replaced approximately 10 years ago
- Newly renovated and open planned kitchen dining room 10 years ago
- Bi-folding doors leading from the kitchen/diner to the rear garden
- Positioned at the end of a private driveway to the top of the cul-de-sac
- Ex Show Home
- Extended to the side and rear adding additional study/5th bedroom and utility room

The Location

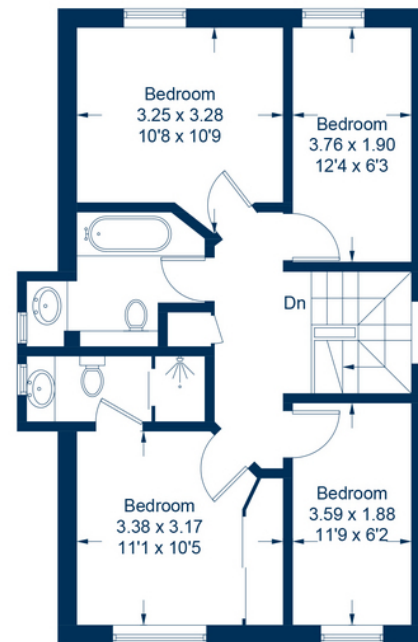
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington, approx. 40 minutes.



Approximate Gross Internal Area
 Ground Floor = 66.1 sq m / 711 sq ft
 First Floor = 52.9 sq m / 569 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 135.9 sq m / 1,462 sq ft



Ground Floor



First 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.

© CJ Property Marketing Ltd

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Didcot Office

103 Broadway, Didcot
 Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
 MERRIFIELD

SALES LETTINGS