



Manor Road, Didcot, OX11 7JZ

£640,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A stylish Victorian semi-detached house of character sympathetically extended and enlarged to offer spacious family accommodation over three floors in a much sought after location within the conservation area of Old Didcot.

This property dates from around 1850, one of a pair of double fronted cottages in the oldest part of town. It has been extended and altered over the years and now features a lovely vaulted living space at the rear overlooking the south facing garden, a farmhouse style solid timber kitchen, two further reception rooms and a ground floor shower room.

On the first floor are three bedrooms and a bathroom and a feature spiral staircase leads to a further landing and loft room, ideal for use as a home office or studio.

There is driveway parking to the front of the house and a secluded, well-stocked and split-level garden at the rear with raised beds and a southerly aspect. At the far end of the garden is a large garden room/home office and additional garden store.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding.





Key Features

- Charming character property
- South facing garden housing large garden room/home office and additional garden store
- Off-street parking
- Vaulted family room
- Feature spiral staircase
- Gas central heating and double glazing
- Within walking distance of Didcot Parkway train station

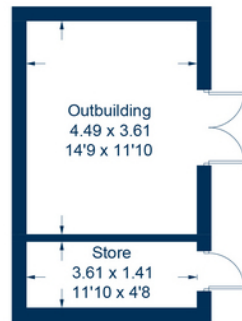


The Location

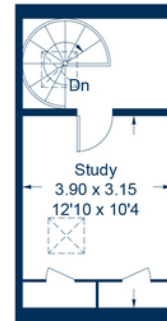
Manor Road is a much sought after location within the conservation area of Old Didcot. This select part of town centers around All Saints Church and is the original "small village" that ultimately became the town of Didcot. This unspoilt district still retains a distinctive village character today. The advantage of such a location is of course the proximity to all the town's facilities, including Didcot Parkway with its fast rail service to London (Paddington in approximately 40mins) and the Orchard centre shopping complex with 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.



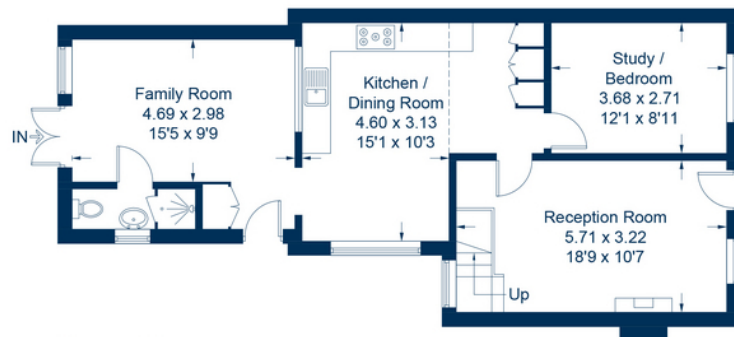
Approximate Gross Internal Area
 Ground Floor = 69.6 sq m / 749 sq ft
 First Floor = 49.7 sq m / 535 sq ft
 Room In Roof = 19.2 sq m / 207 sq ft
 Outbuilding = 22.1 sq m / 238 sq ft
 Total = 160.6 sq m / 1,729 sq ft



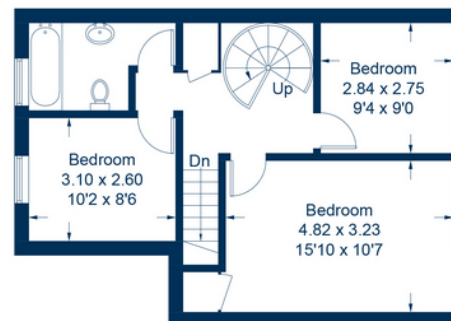
(Not Shown In Actual
 Location / Orientation)



Room In Roof



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.

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