



12 Loddon Drive, Didcot, OX11 7QA  
£475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well presented, four bedroom detached family home with a self contained annex, situated on a quiet cul de sac in the Ladygrove development.

This unique property comprises; entrance hall with cloakroom, a spacious bay fronted living room, as well as a kitchen/dining room spanning with the full width of the property. On the first floor there are four well proportioned bedrooms, plus a family bathroom. Additional accommodation boasts a self contained annex to the side of the property with fully equipped kitchen/living room with a double bedroom and en suite shower room. To the rear of the property, there is a large patio area leading to Astro turf which is surrounded by mature trees and shrubbery. The garden also benefits from a large workshop/storage space plus side access leading back to the front of the property where there is ample driveway parking for multiple vehicles.

Some material information to note: 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 and mobile data is available with all major providers at this postcode. The government portal highlights this as a low flood risk area 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

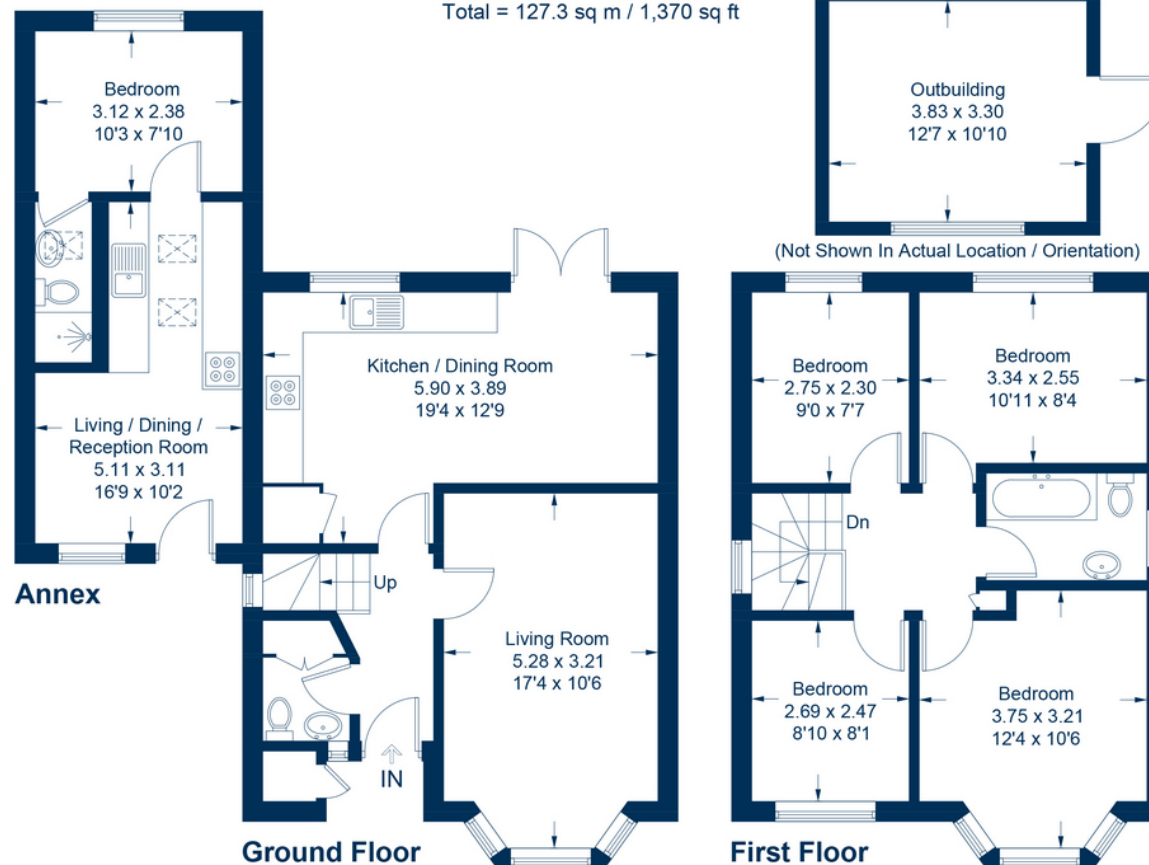
- Detached family home
- Five bedrooms
- Self contained annexe
- Ample driveway parking for multiple vehicles
- Cloakroom
- Cul-de-sac location
- EPC C
- Council Tax E

## The Location

The town of 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).



Approximate Gross Internal Area  
 Ground Floor = 44.7 sq m / 481 sq ft  
 First Floor = 46.1 sq m / 496 sq ft  
 Annex = 23.8 sq m / 256 sq ft  
 Outbuilding = 12.7 sq m / 137 sq ft  
 Total = 127.3 sq m / 1,370 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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