



26 Oak Hill Lane, Didcot, OX11 6AP

Guide Price £388,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well presented semi-detached, three-bedroom house situated within a quiet cul-de-sac location on the popular Great Western Park development.

This impressive property boasts a spacious lounge to the front of the house, a downstairs cloakroom and a bright and airy kitchen dining room opening out onto a wonderful South West facing rear garden. There are three bedrooms arranged over the upper floor with a stylish family bathroom and en-suite to the principal bedroom. Outside, the property benefits from a garage to the side with light, power and access directly to the garden. There is also off street parking for two cars and solar panels.

Some material information to note:

The property is of a brick construction. This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property

([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](https://checker.ofcom.org.uk))

According GOV.UK Flood Risk, this property has a very low flood risk. If you require further information regarding covenants, boundaries, restrictions and charges these can be provided upon request.







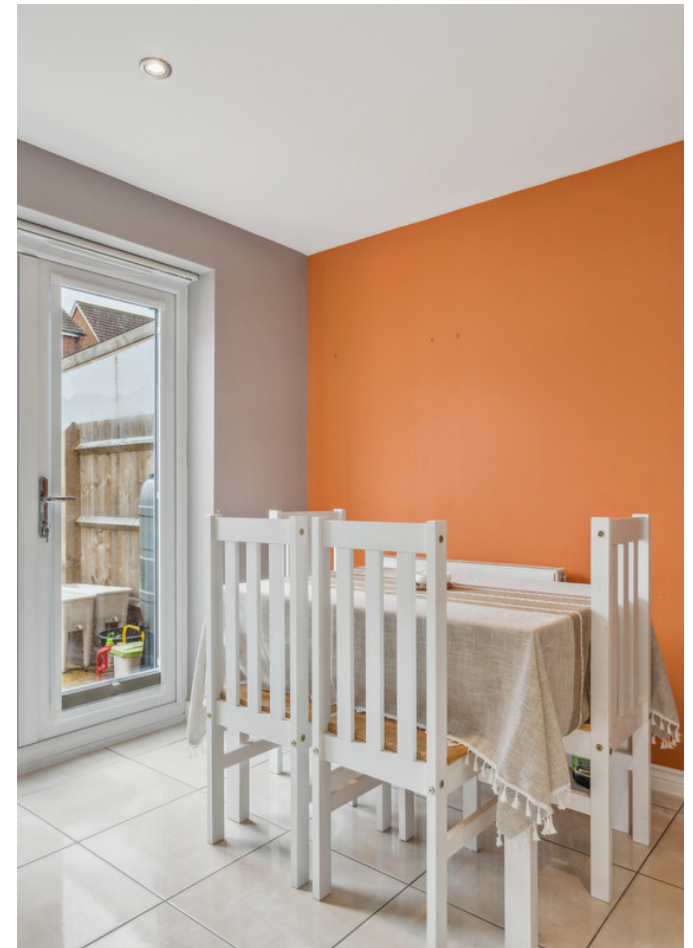
## Key Features

- Semi detached house
- Kitchen/diner layout
- Downstairs cloakroom
- Garage and driveway parking
- South West facing rear garden
- Solar Panels
- Cul-de-sac location

## The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre.

The town of 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



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.

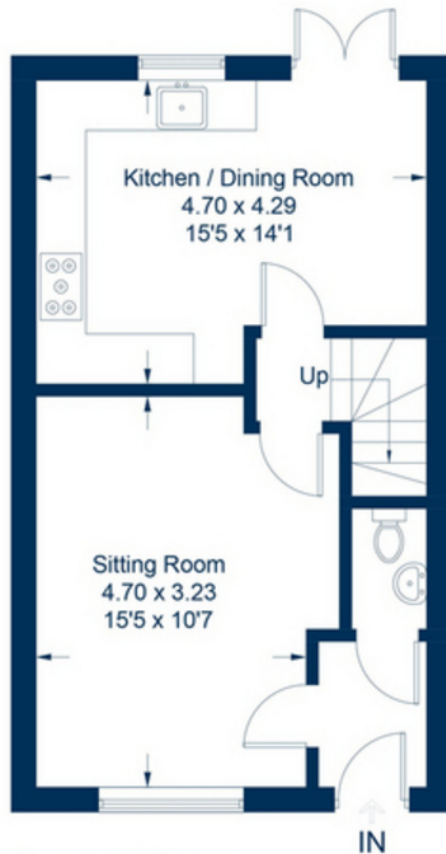
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

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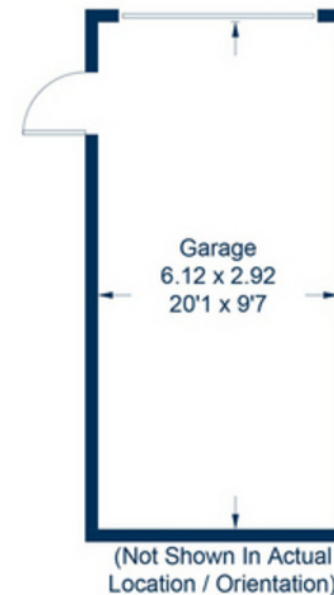
Approximate Gross Internal Area  
Ground Floor = 40.3 sq m / 434 sq ft  
First Floor = 39.9 sq m / 429 sq ft  
Garage = 17.7 sq m / 190 sq ft  
Total = 97.9 sq m / 1,053 sq ft



**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.

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