



61 Pennyroyal Place, Didcot, OX11 6FY  
£450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated on a cul-de-sac location on the popular Great Western Park development is this spacious and well presented four bedroom detached family home built to Taylor Wimpey's 'Monkford' design.

The property comprises of; entrance hallway, fully integrated kitchen/diner, cloakroom and living room with French doors leading out onto the garden. On the first floor there are four bedrooms (3 of which being double) with en-suite shower room to the principal bedroom and family bathroom. The property also benefits from driveway parking for 2/3 cars, garage with light and power and a private and enclosed rear garden. For the size and location to be fully appreciated this house must be viewed.

Some material information to note: Brick built freehold home. Gas central heating. Mains water, mains electrics, mains drainage. 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.





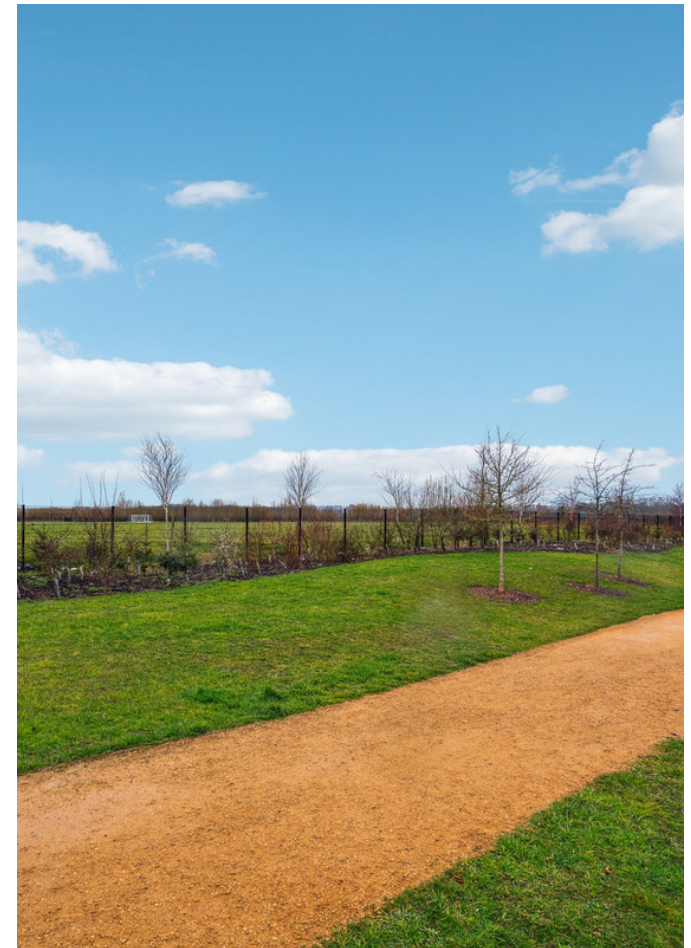


## Key Features

- Four bedroom detached family home.
- Built to Taylor Wimpeys 'Monkford' design.
- Situated on a cul-de-sac location.
- En-suite shower room to principal bedroom.
- Kitchen diner with fully integrated appliances.
- Garage with light and power.
- Driveway parking for 2/3 cars.

## 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.





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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.

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**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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