



Lydalls Close, Didcot, OX11 7LA
£1,100,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Welcome to Byways-

Coming to the market for the first time in nearly half a century and spanning over 2300 sq ft is this Wisteria fronted & detached family home located within arguably one of Didcot's most desired roads within the heart of Old Didcot.

Dating back to the turn of the century and what was originally an old school house, 'Byways' during its current tenure has benefitted from extensions & renovations to its existing building with addition of both ground floor and first floor accommodation. Elevated from the road and sat centrally within its 0.25 of an acre plot, the frontage to Byways off vast ample off-street parking for multiple vehicles via the hard standing and gravelled driveway.

The internal accommodation offers incredibly flexible and versatile living space with four reception rooms across the ground floor as well as ideal family entertaining space via the open planned kitchen/ dining/ family room to the rear of the property; the ground floors accommodation consists of an entrance porch with a further entrance hall, sitting room, study, large family living room which flows in to the kitchen, conservatory and utility room with integral access to the large garage. To the first floor and accessed off of the main landing/ hallways are four sizeable bedrooms with the principal bedroom being accompanied by a walk-in wardrobe and en-suite shower room. There is also a four-piece family bathroom accessed via the main landing.

The beautifully landscaped grounds in which Byways sits in boast an array of matured & manicured shrubbery border to its sizeable and private rear garden.

For the appreciation for the history of this home and its size, viewings are highly advised.





Key Features

- Originally a headmaster's house for the local school and is approximately 125 years old
- One and a half garage which has integral access via the utility room
- Ample off street parking to the front of the property for multiple vehicles
- Oak flooring throughout the majority of the ground floors accommodation
- Within short walking distance to Didcot Parkway Train Station which offers mainline services to London Paddington, Reading & Oxford
- Sat to a central position within a quarter of an acre plot
- Versatile and flexible ground floor accommodation with four reception rooms
- EPC Rating C
- Council Tax Band G



The Location

Lydalls Close lies within the Old Didcot conservation area set against a variety of period and individual character properties. This unique location is most conveniently placed for access to Didcot Parkway (under 0.4 miles) and the centre of town.

The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

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

According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent.

Byways is situated within the old Didcot Conservation area.



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2. Any areas, measurements or distances are approximate.

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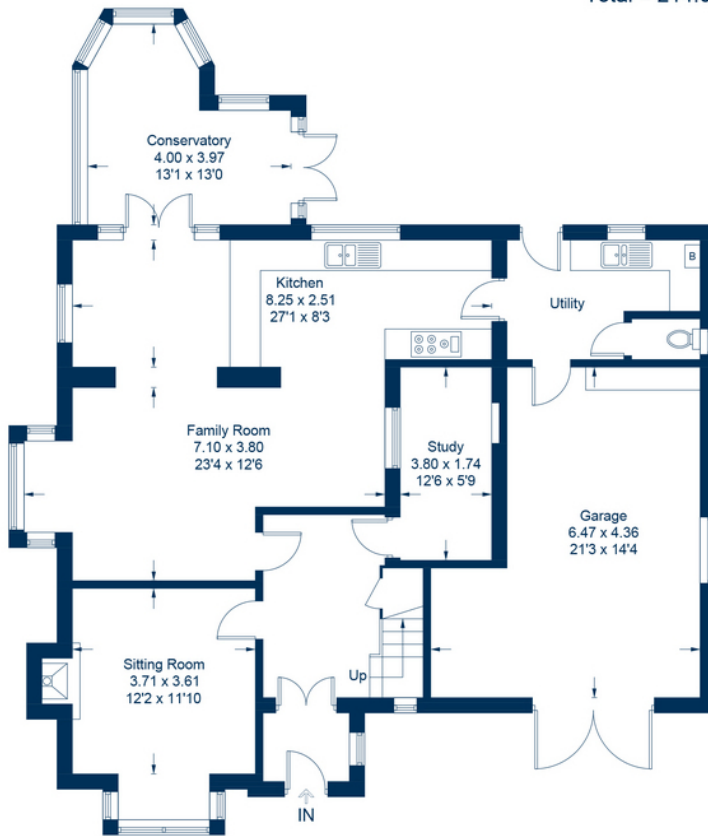
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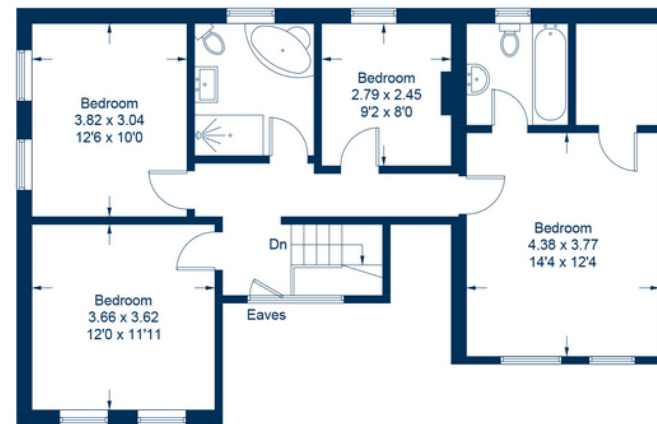
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Approximate Gross Internal Area
Ground Floor = 137.8 sq m / 1,483 sq ft
(Including Garage)
First Floor = 76.2 sq m / 820 sq ft
Total = 214.0 sq m / 2,303 sq ft



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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