



78 Wessex Road, Didcot, OX11 8BP  
£515,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

With outstanding kitchen-diner-lounge overlooking the garden, is this large four bedroom three bathroom family home with generous driveway parking and 130ft garden.

This beautifully presented home has been significantly extended and renovated by the current owners and comprises a large entrance hall, playroom/formal diner, study, modern shower room, utility room and statement kitchen-diner-lounge overlooking the garden with bi-fold doors and integrated appliances with the addition of a sun room off of the living area. On the first floor there is a modern family bathroom and four very good size bedrooms; the principal bedroom with an en-suite shower room. To the front of the property there is a block paved driveway with parking for three cars, side by side. To the rear there is a predominantly lawned 130ft garden with large shed, side access and an impressive patio/terrace area. Other benefits include high ceilings and a close proximity to the town centre.

For the finish size and garden of this quite unique family home to be fully appreciated; it must be viewed.



Some material information to note: Freehold house, 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 is fine with major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed. We are not aware of any planning permissions in place which would negatively affect the property. Any further information relating to the 'Register of Title' then please contact the estate agent.





## Key Features

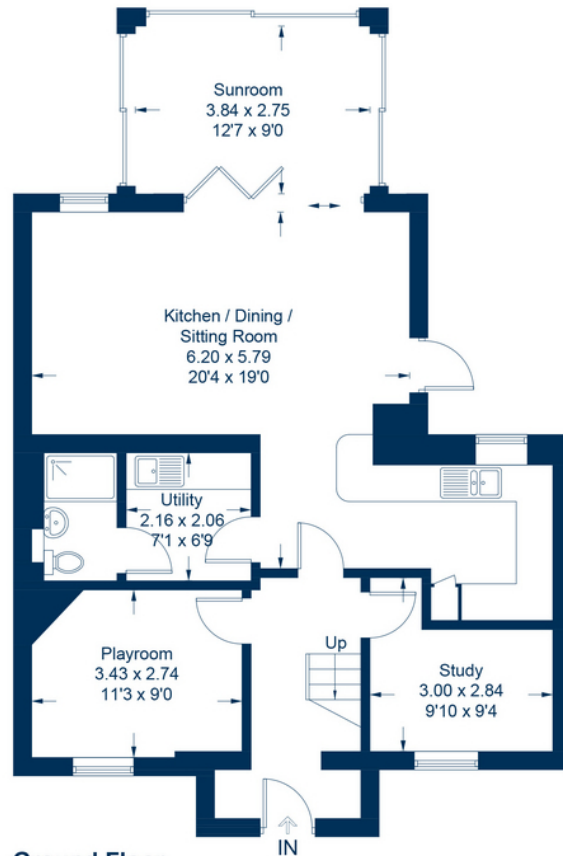
- Four generous bedrooms.
- Exceptional presentation throughout.
- Three bathrooms including en-suite to main bedroom.
- Outstanding principal reception room with bi-fold doors to garden.
- 130ft garden with impressive patio area.
- Driveway parking for three cars.
- EPC Rating: C
- Council Tax Band: C
- Tenure: Freehold.

## The Location

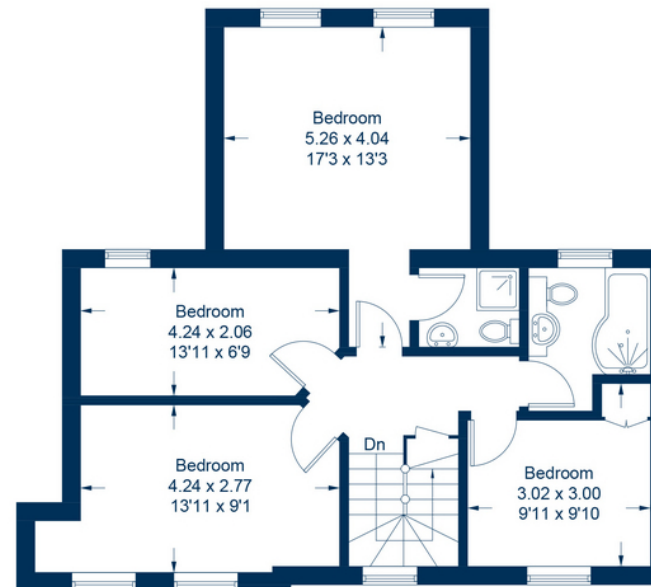
Didcot offers comprehensive leisure and sporting facilities for all ages and with The Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



Approximate Gross Internal Area  
 Ground Floor = 82.1 sq m / 884 sq ft  
 First Floor = 62.8 sq m / 676 sq ft  
 Total = 144.9 sq m / 1,560 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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