



Manor Road, Didcot, OX11 7JZ  
£949,995 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Set in the heart of Old Didcot's Conservation area and located in arguably one of the most desirable roads is this extended and renovated 4/5 detached family home, backing on to open horse paddocks.

Extensively extended by the current owners to the side via a two story extension, adding considerable square footage to the ground and first floor, as well as the useful addition of a two story annex. The annex benefits from its own driveway, open plan kitchen/dining/living space and a double bedroom with en-suite to the first floor.

The main house accommodation comprises of a large entrance hall, cloakroom, large family sitting room with folding doors leading onto the landscape rear garden, home office, utility room and a large plan kitchen dining room with central Island and fitted integrated appliances.

The first floor offers well proportioned bedrooms, three of which are comfortably double and with the smallest being a large single bedroom. The larger two bedrooms are accompanied by en-suite shower rooms.

Further benefits to the first floor include UPVC French doors and with a Juliet balcony via the entrance hall overlooking the rear garden and paddock.

There is ample off-street parking to the gravel driveway at the front of the property, with further scope to increase the amount of vehicle space. To the rear is a landscape garden, which is laid mostly to patio decking and lawn with the desirable aspect of backing onto a horse paddock.

For full appreciation of the location, specification and size, viewings are highly advised.







## Key Features

- Wet underfloor heating to the annexe's ground floor and areas of the main house
- Complete onward chain
- Within short walking distance to Didcot Parkway Train Station which offers mainline services to London Paddington
- Open plan kitchen dining room with underfloor heating and integrated appliances
- Ample off street parking to the front of the property via the gravelled driveway
- Renovated throughout including rewiring and newer heating system
- EPC Rating D
- Council Tax Band E





## The Location

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low risk of flooding. Please be advised that 17 Manor Road sits within 'Old Didcot' Conservation area. Given its pre 1999 build, there may be low levels of asbestos present though these are considered safe if left undisturbed.

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).

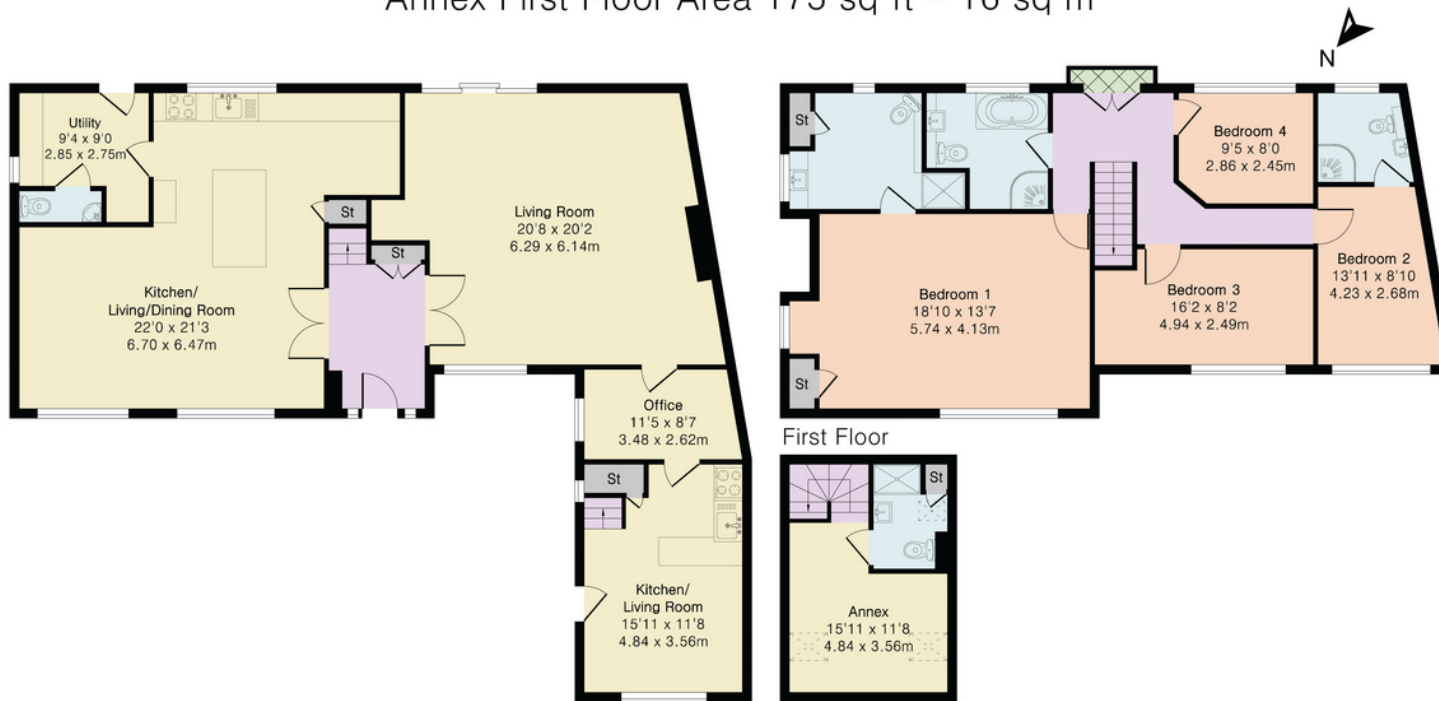


## Approximate Gross Internal Area 2337 sq ft - 217 sq m

Annex Ground Floor Area 1278 sq ft – 119 sq m

First Floor Area 884 sq ft – 82 sq m

Annex First Floor Area 175 sq ft – 16 sq m



Ground Floor

Annex First Floor

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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