



Diamond Way, Chilton, OX11 0TT
£765,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Ideally situated within this quiet residential road outward looking onto an open green space, is this stylish and immaculately presented five bedroom detached family home built by Bovis Homes in 2013 to their popular 'Arundel' design.

Positioned within a generous tapering plot, the property position offers a quiet spot within this sought after village development, built just over a decade ago. To the front of the property is a lawned and shrub lined frontage bordering the road with access to the double width driveway for at least four vehicles in front of the double garage.

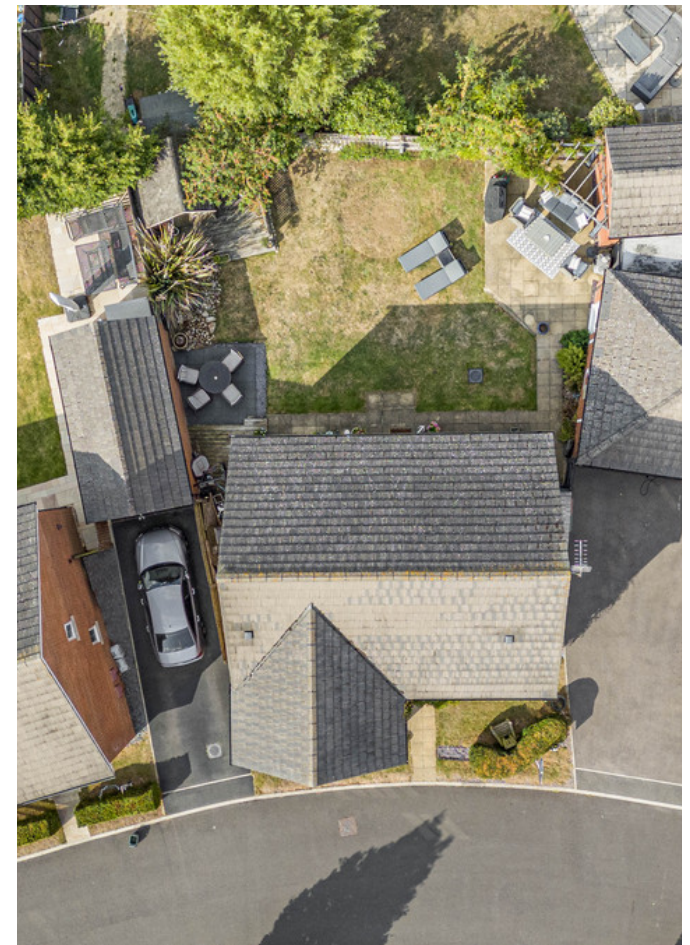
Upon entering via the newly installed UPVC front door, the ground floor accommodation is accessed off the spacious entrance hall which includes a study with fitted oak desk, a family sitting room with bay window, cloakroom with tiling to the floor and walls, as well as an open plan kitchen/living/dining room spanning the entire width of the property, which in turn leads to a utility room.

On the first floor a central landing leads to five well-proportioned bedrooms, all offering space for double beds and with the largest two bedrooms benefitting from fitted wardrobes and en-suite shower rooms complete with hand wash basin and loo.

To the rear of the property is an enclosed and private garden which is laid to lawn, patio and a raised decked area with a climber surround pergola. There is a gated side access to the double driveway as well as a personal garage door to the rear of the double garage.

For full appreciation of the position, presentation and size; viewings are highly advised.





Key Features

- Ideally situated within this quiet residential road outward looking onto an open green space
- Kitchen/dining/living space
- Separate sitting room
- Study
- Cloak room and separate utility
- Five bedrooms (two-ensuite)
- Ample driveway parking and double garage
- Council Tax Band: G



The Location

Chilton Fields is a well planned development on the edge of Chilton Village. The property is within the Chilton county primary school catchment area and is well placed for easy access to the Harwell Science Park and the A34. Didcot is just 4 miles away offering shopping and leisure facilities and a fast connection to London Paddington from Didcot Parkway (40 mins) There is also a highly regarded and recently refurbished village pub called 'The Crown' as well as lovely walks along The Ridgeway and The Berkshire Downs directly from the development. A short walk to the Harwell campus also offers a vibrant outdoor food court known as 'DiSH' which offers an array of food choices and outdoor seating.

Some material information to note: Gas central heating. Mains water, electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with most major providers at this postcode. The government portal generally highlights this as a very low/unlikely risk flood surface water area. For further information relating to the register of title, please contact the agent.



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.

**Approximate Gross Internal Area 1705 sq ft - 158 sq m
(Excluding Garage)**

Ground Floor Area 863 sq ft – 80 sq m

First Floor Area 842 sq ft – 78 sq m

Garage Area 402 sq ft – 37 sq m



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS