



Lydalls Road, Didcot, OX11 7DT

£915,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located in arguably one of Didcot's most sought after roads and having been vastly extended within the last decade, is this contemporary five double bedroom detached family home complete with outdoor heated swimming pool and its very own golf simulator room.

Originating to the 1950's, over the last decade 99 Lydalls Road has been significantly expanded and renovated to a high specification throughout including an open plan kitchen dining room with bespoke kitchen and integrated appliances, underfloor heating throughout the ground floor floor accommodation, as well as a stylishly landscaped rear garden with sunken fire pit and pergola covered patio.

The ground floor accommodation comprises of a large entrance hall, triple aspect family sitting room, ground floor cloakroom, utility room and a large open plan kitchen dining room with bifold doors leading out the rear garden.

On the first floor are five double bedrooms; some with fitted wardrobes and the largest two bedrooms both being accompanied by an en-suite shower rooms all of which have been renovated during the vast extension works.



Externally, to the front of the property is an ample driveway with off street parking for numerous vehicles with a dwarf Brick boundary wall and enclosed by matured laurel. The rear garden has been stylishly landscaped to offer a covered patio directly off of the kitchen dining room, a welcoming perfect outdoor entertainment space, heated outdoor swimming pool with a rock formation water feature, area of lawn, covered sunken fire pit, as well as a purpose-built home office complete with kitchenette and WC, which is currently being used as a professionally installed golf simulator.



Key Features

- Over 3000 sqft of total accommodation
- Integral access to the double garage via the utility room
- Within a few minutes walk to Didcot Parkway Train Station which offers mainline services to London Paddington with 40 minutes
- South facing rear garden
- Open plan kitchen dining room with central island/ breakfast bar
- Five double bedrooms, two en-suite plus family bathroom
- Air conditioning to the two main bedrooms
- EPC Rating B
- Council Tax D



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages 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 approx. 40 minutes.

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](https://www.ofcom.gov.uk/broadbandchecker/)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoverage/)). According GOV.UK Flood Risk, this property has a very low risk of flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



**Approximate Gross Internal Area 2669 sq ft - 248 sq m
(Excluding Outbuilding)**

Ground Floor Area 1356 sq ft – 126 sq m

First Floor Area 1313 sq ft – 122 sq m

Outbuilding Area 446 sq ft – 41 sq m



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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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