



Cookham Grove, Didcot, OX11 9FZ

£465,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS







## The Property

Newly constructed in 2021 is this immaculately presented 'Drayton' design house located on the perimeters of Didcot in the Nobel Park development.

Built to a high standard by Cala homes, the accommodation offers a desirable layout with the open plan kitchen/dining room being located to the back of the house and with sliding doors opening up to the well kept garden, with both grass & patio areas. Additionally, the ground floor offers a bright and spacious reception room and cloakroom.

From the entrance hall, stairs lead up to the first floor where you'll find a master bedroom with en-suite, two further bedrooms and a family bathroom.

Outside, the property benefits from a private driveway with space for two cars, along with a garage complete with light and power

### MATERIAL INFORMATION

Gas centrally heated. This property is connected to mains electricity gas water and drainage. Broadband - according to Ofcom Standard to Ultrafast Broadband are available ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom there is good coverage ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) The government portal generally highlights this as low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements from the Title Register are available on request from the estate agent







## Key Features

- Open plan Kitchen/dining rom with Sliding doors to rear garden
- Living Room
- Cloakroom
- Principal bedroom with en-suite shower room
- Garage and driveway parking
- Council Tax Band: E
- EPC Rating: B
- Estate Management Charge £250.00 per annum





## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre 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.



**Approximate Gross Internal Area 1139 sq ft - 105 sq m  
(Excluding Garage)**

Ground Floor Area 576 sq ft – 53 sq m

First Floor Area 563 sq ft – 52 sq m

Garage Area 197 sq ft – 18 sq m



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.

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