



Cherwell Close, Didcot, OX11 7UF
£555,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on this desirable cul-de-sac within the ever popular Ladygrove development, is this four-bedroom detached home which has been significantly extended & converted since 2000.

Accessible via a block paved private driveway for just two properties, this family home since 2000 has benefited from a substantial garage conversion offering use as a sizeable fourth bedroom or reception room, as well as a rear extension creating a large kitchen/dining room leading on to the rear garden. Throughout the ground floor, the property has had new flooring throughout, including gloss tiling to the kitchen/dining room. Further to the ground floor accommodation is a W/C, family sitting room, dining room and further reception room offering versatile use.

The first floor of the property comprises of three double bedrooms, family bathroom and en-suite shower to the largest bedroom.

Externally, the property has blocked paved parking for at least two vehicles to the front of the property with gated side access leading to the rear garden. To the rear is a tapering garden plot laid to raised decking directly off the rear of the property, veranda covered section of the decking, matured shrubbery and trees as well as closed board fencing surrounding the boundary.





Key Features

- Gas centrally heated and UPVC double glazed throughout
- Tapered plot offering wide rear garden
- Four double bedrooms with one of these being located on the ground floor
- Situated within a popular cul-de-sac built by Croudace Homes in the 1990's
- En-Suite shower room to the largest bedroom on the first floor
- Within approximately 1.1 mile walking distance to Didcot Parkway Train Station
- Substantially extended to the ground floor as well as full garage conversion
- EPC Rating C
- Council Tax E





The Location

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub. 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.

Material information to note:

Tenure: Freehold

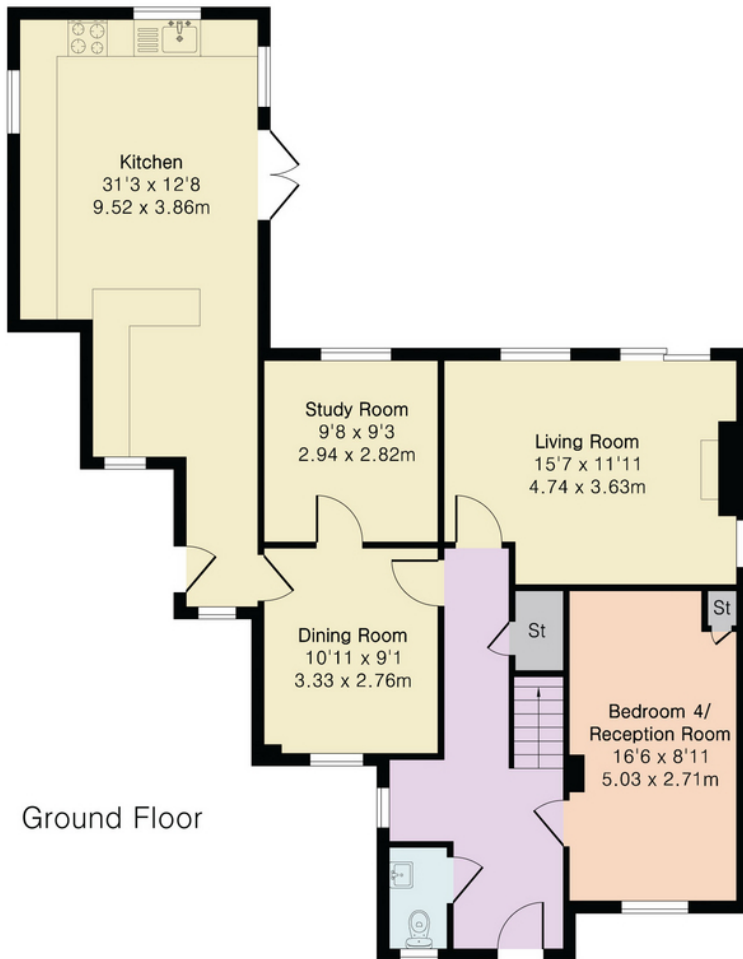
The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. 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. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.



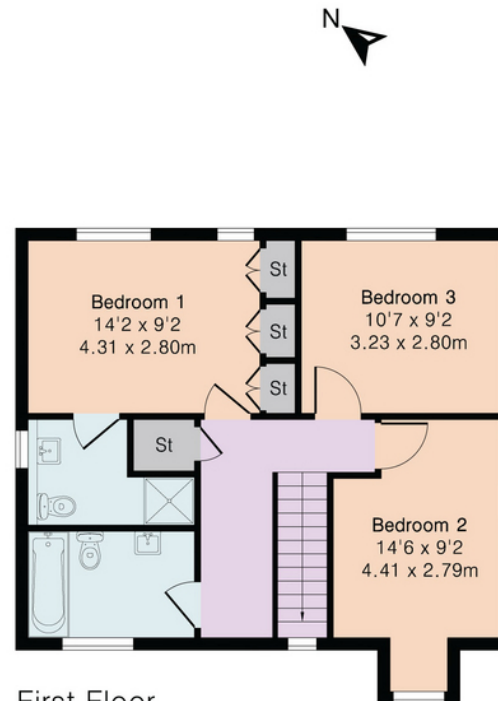
Approximate Gross Internal Area 1534 sq ft - 142 sq m

Ground Floor Area 995 sq ft – 92 sq m

First Floor Area 539 sq ft – 50 sq m



Ground Floor



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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