



Pillwort Lane, Didcot, OX11 6JL

Offers Over £675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on a private Lane and offering over 1600 sq ft of accommodation is this beautifully presented four double bedroom detached family house overlooking an open green space.

The ground floor accommodation comprises of a large entrance hall, study, a bright, dual aspect living room with bay window, utility cloakroom and an impressive kitchen/diner spanning the width of the house and with integrated appliances and bi-fold doors leading out to the rear garden. The ground floor accommodation has underfloor heating throughout.

On the first floor there are four double bedrooms, with an en-suite shower room to the principal bedroom and built in wardrobes to two of the bedrooms, a family bathroom and the current owners have added air-conditioning units to both the principal and third bedroom.

To the rear of the property is a private and well-maintained pretty south-west facing garden laid to lawn with an area of patio. Additional benefits included a single garage, as well as ample driveway parking and further visitor bays located nearby.

For the size, location and presentation to be fully appreciated, a viewing is highly recommended.





Key Features

- Detached family home situated on a private lane offering over 1,600 sqft of accommodation.
- Four double bedrooms with en-suite shower room to principal bedroom.
- Garage and ample driveway parking.
- Generous sized south-west facing rear garden.
- Air-Conditioning units in two of the bedrooms.
- Underfloor heating throughout the ground floor accommodation.
- Fully integrated kitchen and bi-fold doors out onto rear garden.
- Council Tax Band: F
- EPC Rating: B



The Location

Some material information to note:

Tenure - Freehold

The property is situated on a private Lane with all residents having joint responsibility of the up keep. The property has underfloor heating throughout the ground floor accommodation and 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 for a range of providers with the possible exception of three ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoverage/)) According GOV.UK Flood Risk, this property has a very low risk of flooding. For any further information relating to the register of title please contact the estate agent.

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 from Didcot Parkway (approx. 40 minutes).

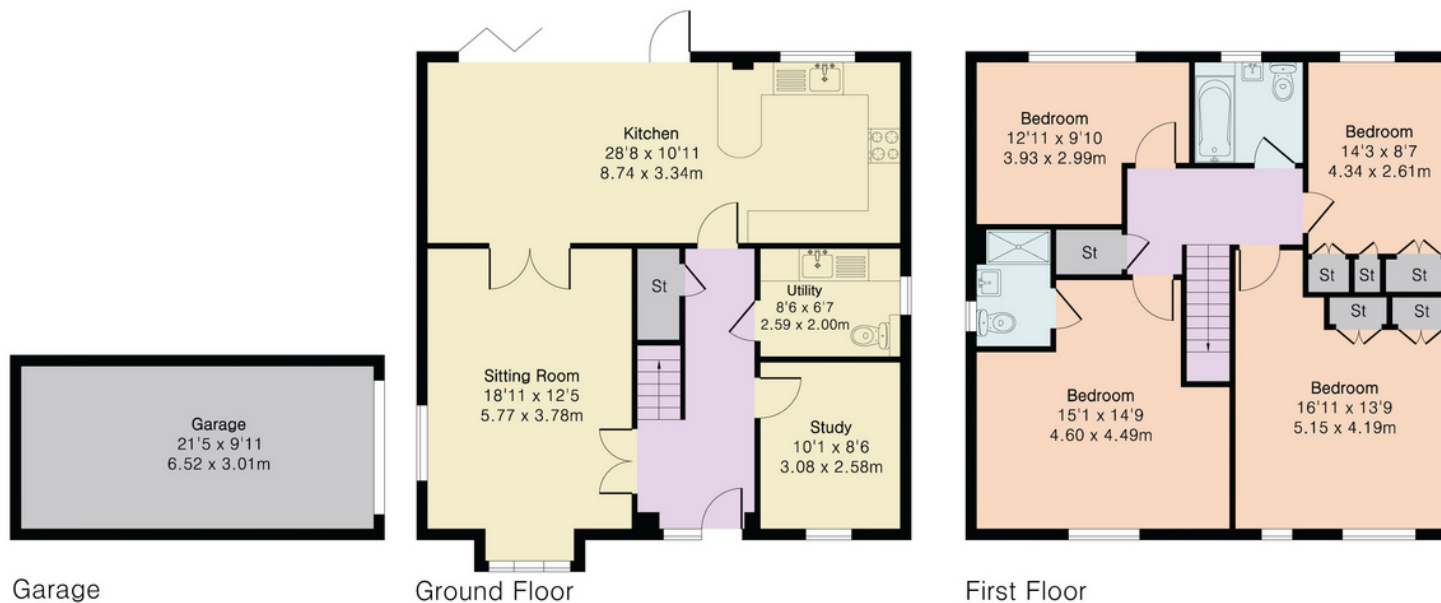


**Approximate Gross Internal Area 1632 sq ft - 151 sq m
(Excluding Garage)**

Ground Floor Area 821 sq ft – 76 sq m

First Floor Area 811 sq ft – 75 sq m

Garage Area 211 sq ft – 20 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.

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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