



5 Melton Drive, Didcot, OX11 7JP

£535,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial extended four bedroom semi detached house, offering highly flexible accommodation in a quiet and particularly convenient location, less than half a mile from the town centre and Didcot Parkway railway station. Dating from the 1930s, the property has been significantly extended to the side and now features two large reception rooms, a kitchen breakfast room and an additional reception room or fifth bedroom on the ground floor with adjoining “Jack and Jill” shower room/cloakroom. On the first floor there are four double bedrooms and a further bathroom. The house has been further improved in 2025 having been re-roofed with new soffits and bargeboards. Other points of note include gas central heating, double glazed replacement windows in the original style and a stylish fitted kitchen. At the front of the property is a generous block paved and gravel driveway with a mature hedge to the front, the gardens at the rear face south and feature a large deck and a wide variety of mature shrubs and ornamental trees. Some material information to note: Gas central heating. Mains water, electricity and drainage. The property has private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available. According to Ofcom a range of phone providers offer good service at this property. The government portal generally highlights this as a very low/unlikely area for flooding. Details of any covenants or easements are available on request from the estate agent. 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. The property was completely re-roofed which was completed in September 2025. 5 Melton Drive was subject to an insurance claim relating to structural movement in 2023. Remedial works were undertaken; details of which are available through the agent.





Key Features

- Four double bedrooms
- Two main reception rooms
- Bedroom five/family room
- Ground floor shower room/cloakroom
- Family bathroom
- Gas central heating
- UPVC double glazed replacement windows
- Generous block paved and gravel driveway
- EPC Rating C
- Council Tax Band D

The Location

Melton Drive is a sought-after cul-de-sac location, situated off Haydon Road in a highly convenient location for both town centre facilities at Didcot Parkway.

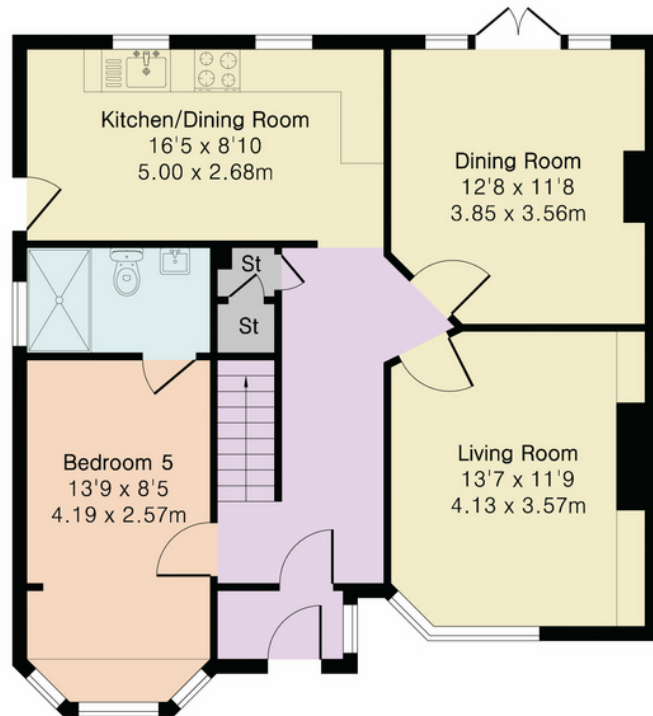
Didcot offers comprehensive leisure and sporting facilities for all ages and has a large shopping complex, the Orchard Centre with cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes



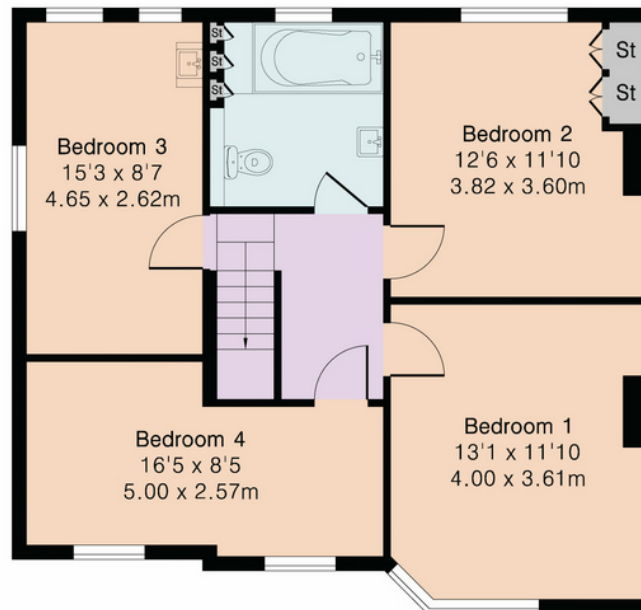
Approximate Gross Internal Area 1496 sq ft - 139 sq m

Ground Floor Area 782 sq ft – 73 sq m

First Floor Area 714 sq ft – 66 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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