



15 Ockley Brook, Didcot, OX11 7DR  
£495,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well appointed and end of chain detached family home located within the popular Ladygrove development. Situated on a quiet cul-de-sac of just detached homes, this well presented four bedroom house comes to the market for the first time in just over two decades.

The ground floor comprises of entrance hall, study, kitchen/breakfast room, sitting room and UPVC conservatory leading on to the rear garden. On the first floor are four well proportioned bedrooms all accessible off of the main landing and with the principal bedroom having an en-suite shower room, as well as a family bathroom.

To the front of the property is a block paved driveway for at least three vehicles side by side with a gated side gate leading to the rear garden. To the rear of the property is well maintained and landscaped garden with shrub lined borders, lawn, patio and raised decked seating area.

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](https://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)). According to GOV.UK flood risk, the property has a low flood risk.. 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' including restrictive covenants then please contact the estate agent.







## Key Features

- No onward chain
- Gas centrally heated and UPVC double glazed throughout
- Single garage
- Well maintained and immaculate presentation throughout
- En-Suite shower room to the main bedroom
- Within Short walking distance to Didcot Parkway Train Station
- EPC Rating: C
- Council Tax Band: E

## The Location

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

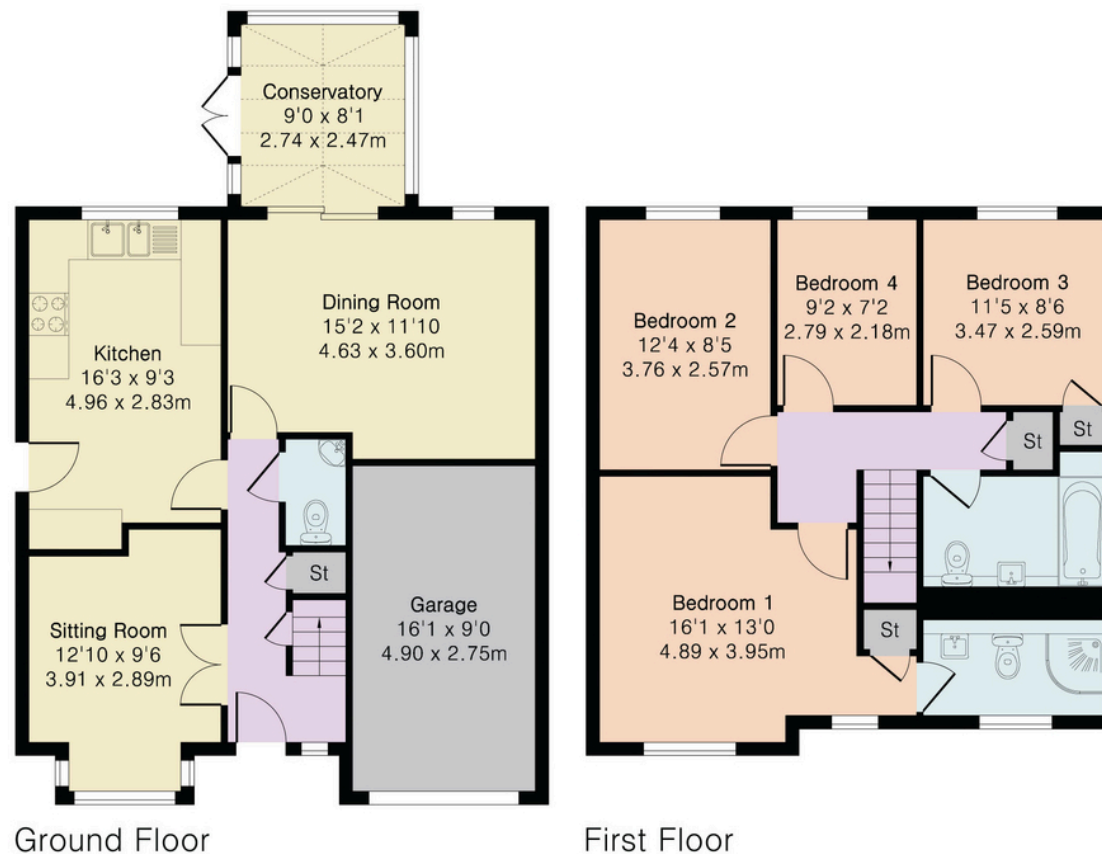


**Approximate Gross Internal Area 1230 sq ft - 114 sq m  
(Excluding Garage)**

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 624 sq ft – 58 sq m

Garage Area 145 sq ft – 13 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.

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777  
E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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