



1a Garth Road, Didcot, OX11 7JG  
£475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Constructed in 2018 to an individual design and located within 0.3 miles walking distance to Didcot Parkway Train Station is this double fronted & detached family home.

Positioned in a quiet cul-de-sac is this executive and individually built family home that was developed in 2018 and resided in ever since. The property sits centrally within its plot offering ample parking to the front of the property on the hard standing driveway and a pleasant landscaped rear garden laid mostly to patio, lawn and raised beds.

To the ground floor is a spacious entrance hall with storage cupboard and downstairs loo accessed off of it, front to back dual aspect sitting room with UPVC French doors leading to the rear garden and an open plan kitchen/dining room with integrated kitchen appliances and UPVC French doors leading on to the garden's patio. The first floor of the property comprises of three bedrooms; an en-suite shower room accompanies the largest bedrooms. There is also a well-maintained family bathroom with three-piece white suite. Other benefits to its sale include a complete onward chain, gas central heating system and en-suite shower room to the main bedroom.



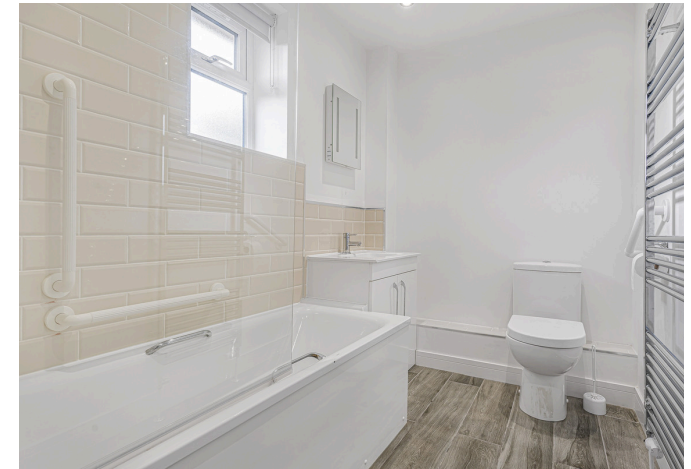
The property is of a brick and tile construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property

([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low flood risk. For information relating to Easements, Boundaries, Restrictions & Rights, please contact the agent.





## Key Features

- Built in 2018 to an individual double fronted design
- Ample driveway parking to the front of the property
- Cul-de-sac location
- Contemporary kitchen dining layout with integrated appliances
- En-Suite shower room to the principle bedroom
- Within short walking distance to Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- EPC Rating B
- Council Tax D

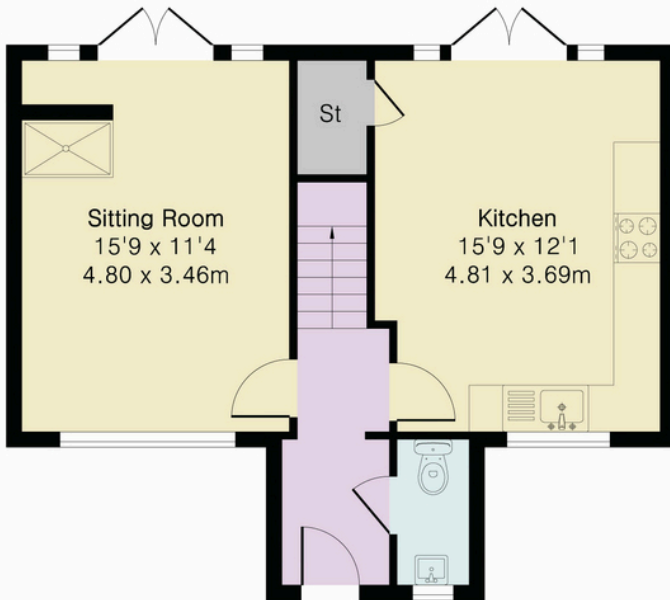
## The Location

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.

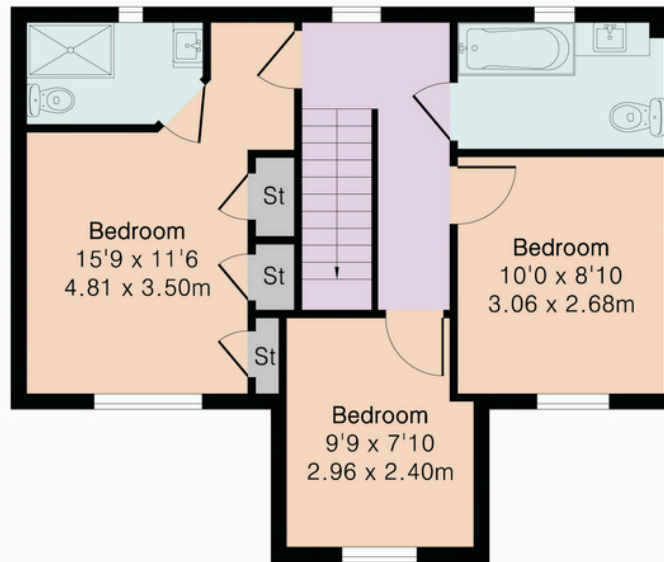
## Approximate Gross Internal Area 956 sq ft - 88 sq m

Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 478 sq ft – 44 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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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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