



7 Foxcote Crescent, Didcot, OX11 9GD

Guide Price £615,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located within the Nobel Park development is this impressive four bedroom detached property, being sold with no onward chain.

The Gidea is a well-proportioned four-bedroom detached home with a thoughtful layout suited to modern family life. The open-plan kitchen and dining area forms a generous central space, with bi-fold doors opening onto the garden and allowing natural light to flow through, complemented by a utility room.

A separate study or playroom provides flexibility, complemented by a cloakroom, and useful storage throughout the home. Upstairs, the master bedroom & second bedroom both include an en-suite, while two further bedrooms are served by a family bathroom. The property also benefits from a private driveway for parking, a well-sized garage and a private garden.

### MATERIAL INFORMATION

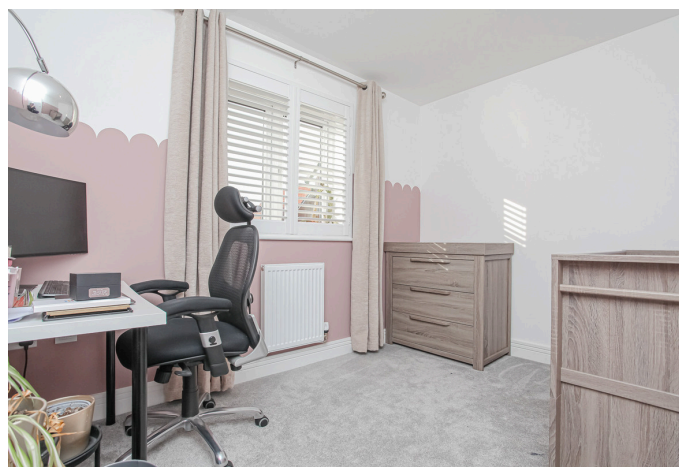
Gas centrally heated. This property is connected to mains electricity gas water and drainage.

Broadband - according to Ofcom Standard to Ultrafast

Broadband are available ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) Mobile

Coverage - according to Ofcom there is good coverage

([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) The government portal generally highlights this as low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements from the Title Register are available on request from the estate agent. The current owners paid a service charge of approximately £200 to Trinity for the period of June 2024 to March 2025 (it is expected to be £250 for April 25 to March 26).





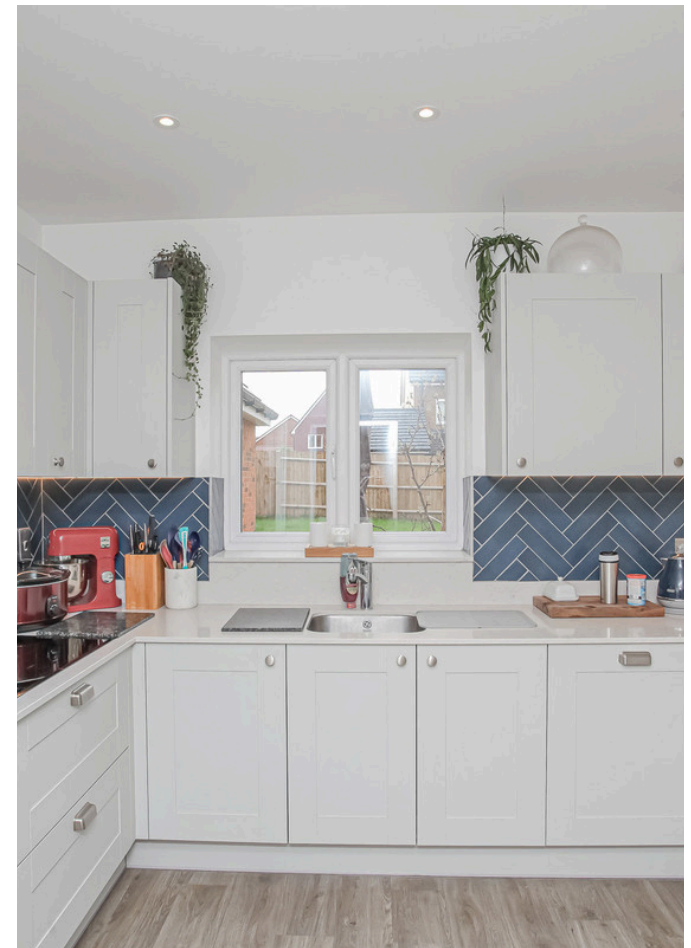


## Key Features

- Being sold with no onward chain!
- Four double bedrooms.
- Two en-suites.
- Private driveway with access to a garage.
- Open plan kitchen / dining area.
- 10 year NHBC warranty.

## The Location

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

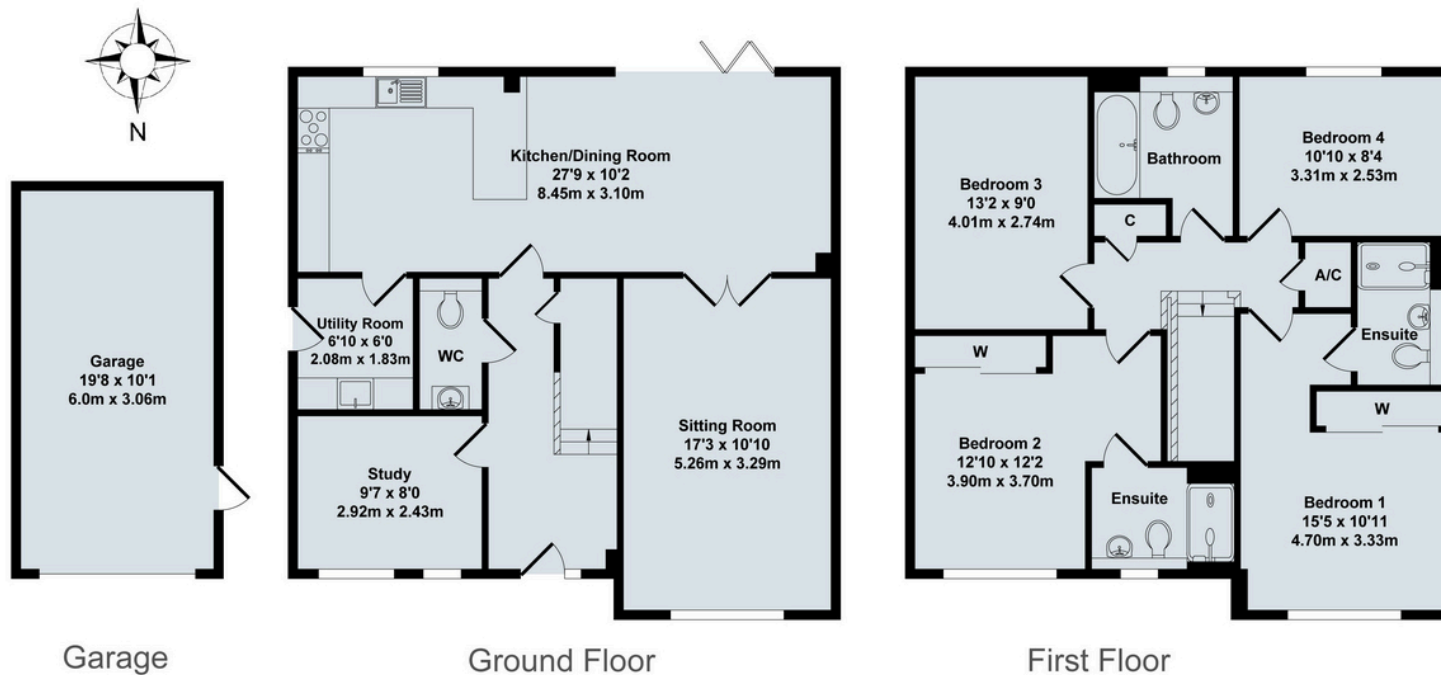


Thomas Merrifield and their clients give notice that:

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.



**Total Approx. Floor Area 1664 Sq.Ft. (154.60 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

#### **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)

**THOMAS  
MERRIFIELD**

SALES LETTINGS