



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](http://checker.ofcom.org.uk)) Mobile Coverage - according to Ofcom there is good coverage ([checker.ofcom.org.uk](http://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).



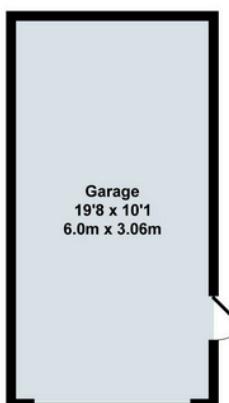
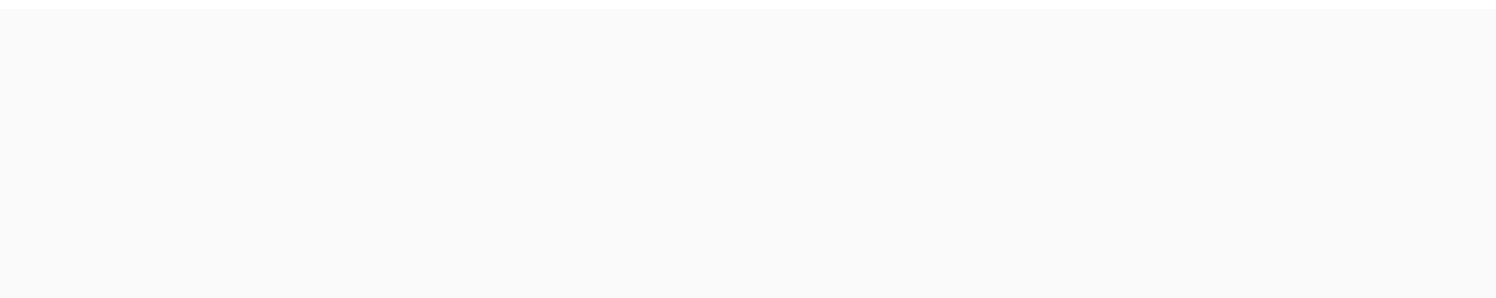
## Key Features

- 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.





Garage

Ground Floor

First Floor

**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"

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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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