



Wandle Beck, Didcot, OX11 7XB  
£559,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A rarely available detached four bedroom house remodelled and updated to offer stylish high specification accommodation, including a statement open-plan kitchen/dining room, located in a quiet cul-de-sac within the Ladygrove School catchment area.

The property was built approximately 25 years ago by Croudace Homes, as part of the popular Ladygrove development. Wandle Beck is a small cul-de-sac of just 24 homes with this particular property having the added advantage of a garage and a mainly walled rear garden with gateway access to Avon Way.

Also on the ground floor is a cloakroom, sitting room and conservatory. On the first floor is a principal bedroom with en-suite shower room, three further bedrooms and a refitted family bathroom.

### Material information to note:

The property is connected to mains gas, electricity, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a very low flood risk at the property. For any further information relating to 'The Register of Title' then please contact 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.



## Key Features

- Impressive kitchen/dining room with island
- Sitting room with fireplace
- Conservatory
- Principal bedroom with en-suite shower room
- Stylishly refitted family bathroom
- Garage and block pave driveway
- Mainly walled rear garden
- Gas central heating and UPVC double glazed windows
- EPC Rating C
- Council Tax Band: E

## The Location

The Ladygrove development enjoys varied facilities, including a parade of shops, family pub, nursery, two primary schools, Ladygrove Park, Willowbrook leisure Centre and Oaktree Health Centre. Central Didcot including the Orchard Centre and Didcot Parkway railway station are within half a mile walk of the property.

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



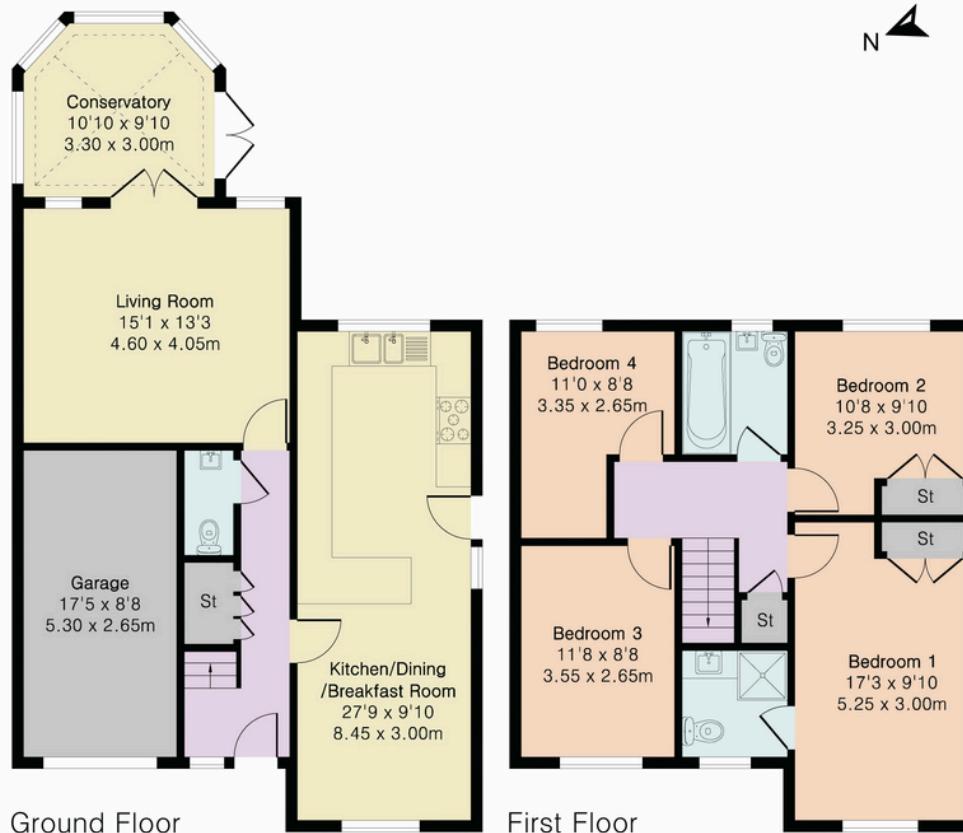
Thomas Merrifield and their clients give notice that:

**Approximate Gross Internal Area 1343 sq ft - 125 sq m  
(Excluding Garage)**

Ground Floor Area 696 sq ft - 65 sq m

First Floor Area 647 sq ft - 60 sq m

Garage Area 151 sq ft - 14 sq m



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.



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)

