



Chilton Field Way, Chilton, OX11 0SZ

£875,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

As an ex-show home this property stands out as arguably the most impressive house on the development. Offering in excess of 2500sq ft of luxuriously appointed accommodation comprising five double bedrooms, three reception rooms and three bathrooms. This detached executive home is offered for sale with no onward chain and still in "show home" condition.

In our opinion, this family home offers first floor accommodation of a particular size and scale which is rarely seen at this price point and a ground floor layout ideal for modern living. Immaculately presented and meticulously maintained, the accommodation comprises a good size entrance hall, study with fitted desk and cabinetry, cloakroom, kitchen-breakfast room, utility room, breakfast/family area, dining room and lounge. A large first floor landing gives access to five double bedrooms and a family bathroom. Of particular note is the statement master suite with seating area, Juliette balcony and a fully tiled four piece en-suite bathroom. The guest bedroom also offers a modern en-suite bathroom.

To the front of the property there is a double driveway leading to a double garage with light and power. Finally, to the rear; there is a landscaped garden with side access and good size patio.

For the finish and size to be fully appreciated; this rarely available home must be viewed.





Key Features

- Luxuriously appointed five double bedroom detached ex-show home with some unique features & upgrades.
- Statement master suite
- Double garage and double driveway
- Three bathrooms
- Study
- Breakfast/family room
- Meticulously presented throughout with an array of upgrades
- No onward chain



The Location

Chilton is a charming South Oxfordshire village offering a highly rated primary school, village inn and superb access to the A34, which offers excellent links to the M4 and M40. The nearby town of Didcot offers comprehensive shopping and leisure facilities together with an excellent rail connection to London Paddington in approx. 40 minutes

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has shared access leading to driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of restricted data with three. The government portal generally highlights this as an unlikely/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 are available on request from the estate agent.



Approximate Gross Internal Area 2649 sq ft – 246 sq m
Ground Floor Area 1343 sq ft – 125 sq m
First Floor Area 1306 sq ft – 121 sq m



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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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