



Barberry Drive, Didcot, OX11 6JY  
£675,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Developed by Linden homes in 2022 and built to their sizeable Fletcher design is this five bedroom, three story detached family home.

Built in 2022 by Linden Home, this detached family home is positioned towards the entrance of this executive development with its generous plot position being set back from the road.

The contemporary downstairs accommodation comprises a spacious entrance hall, study, W/C, and utility room with quartz worktops and a UPVC door leading to the driveway. There is an open-plan kitchen/dining room spanning the entire width of the rear of the property, which in turn leads to the rear garden, along with a large family sitting room featuring a bay window.

To the first floor there are three well proportioned double bedrooms and a stylish family bathroom with upgraded Porcelanosa tiles to the floor & walls. The principle bedroom on this floor is accompanied by a purpose built dressing room and upgraded en-suite shower room. The top floor of the property offers mirror imaged double bedrooms and share an immaculately presented family bathroom.

Externally; the property has benefited from significant and contemporary landscaping to the rear garden with matured raised beds, extended shaped patio and lawn. Gated side access leads to the triple length tandem driveway with the added benefit of a fitted EV charger.





## Key Features

- Contemporary landscaped rear garden with large timber workshop and personal garage door to the single garage
- Upgraded internal decor including Porcelanosa tiles to the bathrooms and tiling under foot through majority of the ground floor
- Engineered wood flooring to the sitting room
- Integrated Bosch kitchen appliances and quartz worktops
- Bespoke storage draws under stairs
- 6 Years left approximately remaining on the NHBC warranty
- Estate management charge - 300 per year approximately
- Council Tax F
- EPC Rating B



## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and 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.

Some material information to note:

The property is of a brick-built construction and is connected to mains gas, electricity, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a low risk of flooding. An estate management charge applies of approximately £300 per annum to Trinity. For any further information relating to the Register of Title, please contact the agent.

Thomas Merrifield and their clients give notice that:

**Approximate Gross Internal Area 1824 sq ft - 169 sq m  
(Excluding Garage)**

Ground Floor Area 694 sq ft - 64 sq m

First Floor Area 682 sq ft - 63 sq m

Second Floor Area 448 sq ft - 42 sq m

Garage Area 231 sq ft - 21 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.



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