



27 North Bush Furlong
Didcot, Oxfordshire, OX11 9DY



JAMESGESNER
- ESTATE AGENTS -



**27 North Bush Furlong
Didcot
Oxfordshire
OX11 9DY**

OIEO £650,000 FREEHOLD



This exceptional family home is beautifully presented throughout offering extensive living space approaching 2000 square feet. Situated at the end of this popular cul-de-sac on the Ladygrove development offering easy access to the mainline train station and Orchard shopping centre.

Since purchasing in 2020 the current owners have transformed the property into a wonderful family home comprising; entrance hallway, lounge with media wall and feature fire, dining room, conservatory, study, 17' fully integrated kitchen with central island which leads to the breakfast area with built in seating, utility room, cloakroom, five double bedrooms, three bathroom (two en-suite).

To the front you will find a block paved driveway with parking for four cars. Gated side access leading to the rear garden which has been fully landscaped. Laid mainly to lawn leading to a raised seating area with Pergola. Fully enclosed on all side give a large degree of privacy.



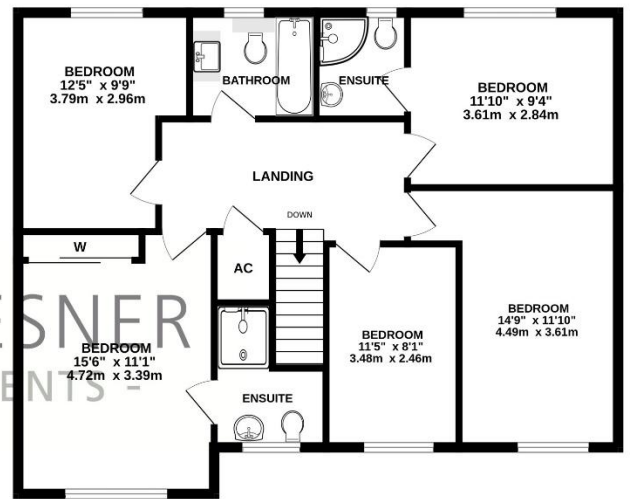
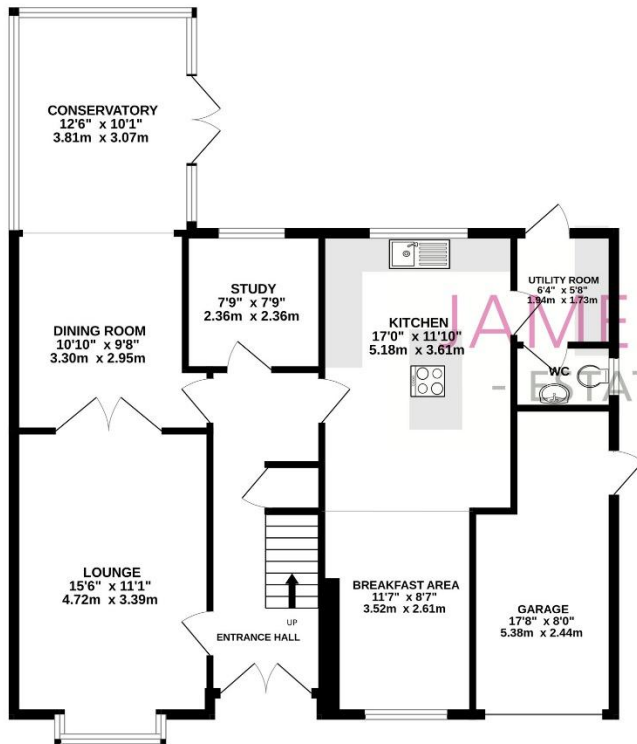
Ideally located on the estate with good access to the town and Orchard Shopping Centre. The Ladygrove development is ideal for families with Ladygrove Park Primary and All Saints Primary Schools both being highly regarded. Access to the mainline train station providing excellent commuter links to Reading and Oxford and London Paddington within 40 mins.



GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1917 sq.ft. (178.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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