



14 Chinnock Brook  
Ladygrove, Didcote  
OX11 7XU

£1350 PCM

**RB** REASTON BROWN

## Immaculate Modern Semi-Detached Home, Living Room, New Kitchen with Appliances, Two Double Bedrooms, Refitted Bathroom, Sunny Garden & Two - Three Parking Spaces.

A modern, semi-detached cottage-style home in immaculate condition, located in a quiet close on the popular Ladygrove estate, just a 15-minute walk from the railway station and town centre, this attractive home combines modern amenities with traditional charm, ensuring comfortable living. Entrance through the front lobby with coats hanging space gives access to a WC/washroom and a generous, light, and airy living room with a front-facing box-bay window. The brand-new fitted kitchen/diner includes all-electric cooking and appliances such as a large fridge-freezer, dishwasher, tumble drier and washing machine, and provides a smart, fully equipped and functional space. Off the landing there are two double bedrooms, one very spacious with a built-in double wardrobe, and a refitted bathroom with a power shower. Fully double-glazed and with gas central heating controlled by a 'Hive' programmer and with smart metering, this home ensures year-round comfort and efficiency. The private enclosed, walled and fenced sunny rear garden has direct gated access to the side, a full-width patio for outdoor dining, and a large store shed. There are two/three parking spaces, with an allocated space nearby and additional parking available. The house is presented in pristine condition with fresh decor and recent new carpets in the living areas.

Available now, unfurnished, for 12 months initially, with long lets welcomed. Ideal for those seeking a blend of modern living and traditional charm, close to local amenities and excellent transport links.

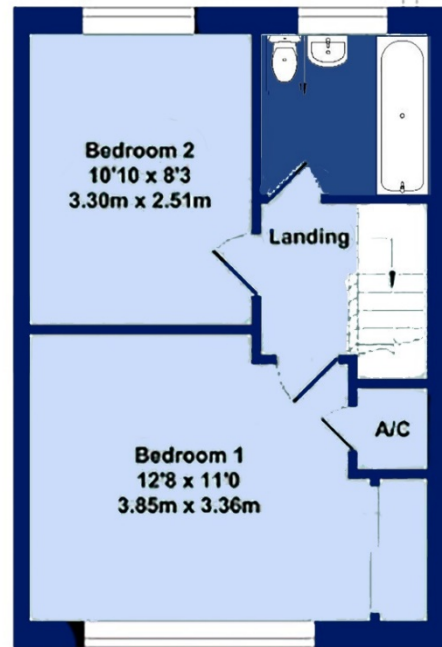
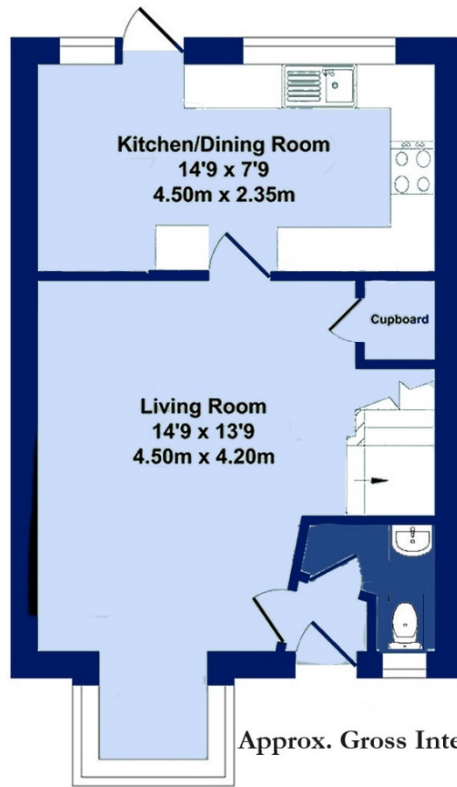
EPC Rating: D Council Tax: C

### Situation

Chinnock Brook is situated in the Ladygrove area of Didcot, a modern and thriving town in Oxfordshire. This residential estate is popular with families and professionals, offering a blend of convenience and community spirit, and features a variety of social venues and amenities. You can enjoy a relaxing coffee at Boswells Cafe, have a family-friendly meal at The Ladygrove Pub, or dine at the nearby Zao's Chinese Restaurant. For shopping, the Orchard Centre offers a good range of shops, including Sainsbury's and Boots; other major supermarkets are close by. Residents benefit from excellent local facilities- Ladygrove Park provides green spaces for outdoor activities and relaxation, and the Didcot Wave Leisure Centre offers a recreational swimming pool, a well-equipped gym, and fitness classes. Medical needs are well-served with the nearby Didcot Health Centre and several local pharmacies. The area boasts outstanding educational institutions, including Ladygrove Park Primary School and Didcot Girls' School. For higher education, Abingdon & Witney College's campus at Abingdon is within easy reach. Didcot is well-connected with excellent transport links- Didcot Parkway railway station offers direct trains to London Paddington in about 45 minutes and the nearby A34 provides easy access to Oxford, Newbury, and the M4 motorway. For leisure and recreation, residents can explore the scenic Thames Path and the North Wessex Downs, both offering beautiful landscapes for walking and cycling. The nearby Cornerstone Arts Centre hosts a variety of cultural events, including theatre, music, and exhibitions.







Approx. Gross Internal Floor Area 648 Sq Ft (60.2 Sq M)

14 Chinnock Brook, Ladygrove, Didcot, Oxfordshire OX11 7XU

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

*If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

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