



7A MANOR CLOSE DIDCOT, OX11 0NQ

£500,000
FREEHOLD

Located in the prestigious village of West Hagbourne is this detached property which requires significant continuation of the modernisation which has been started by the current owner. Nestled in a no-through road with views over open countryside the property sits in a plot which offers substantial parking and garden space to the front with access to the garage. Accommodation comprises an L shaped sitting and dining room with potential to re-instate the open fire and casement French doors overlooking the rear garden, the kitchen has further access to the garden and there is a separate and large utility room, a further reception room is currently used as a downstairs bedroom, along with a bathroom on the ground floor. Upstairs there are three bedrooms serviced by a modern incomplete bathroom and additional cloakroom. The Worcester central heating boiler is oil fuelled with a tank in the garden and a modern mega flow water system is located on one of the upstairs bedrooms. The property is offered to the market with no onward chain and is conveniently situated just 2.7 miles from Didcot Parkway mainline station and the modern Orchard shopping centre, whilst enjoying all the charm of quintessential village life including the Harrow pub and the picturesque duck pond.

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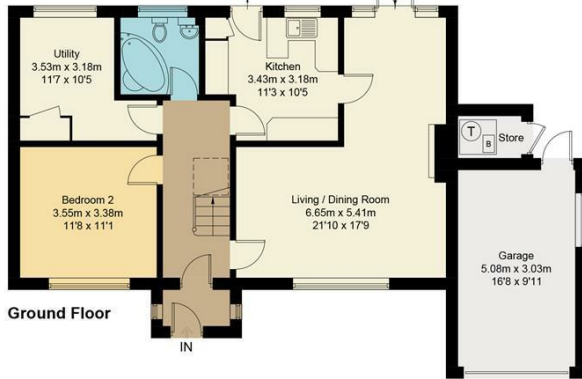
Manor Close, OX11

Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 149.5 sq m / 1609 sq ft
Store = 1.9 sq m / 20 sq ft
Garden / Driveway Area = 392.6 sq m / 4226 sq ft

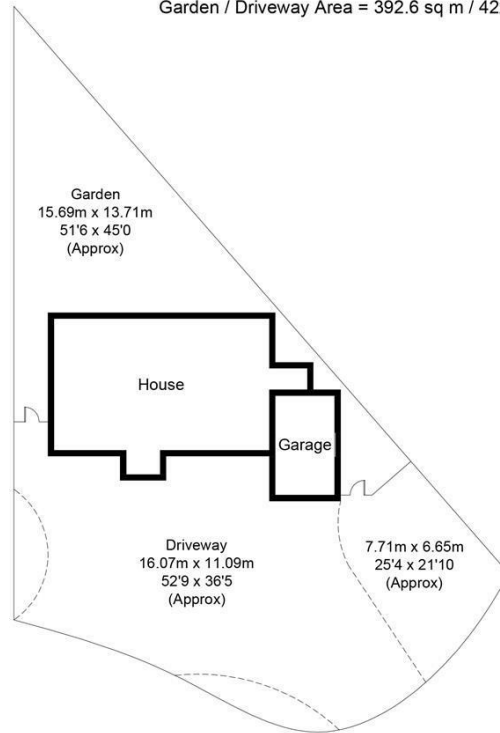
= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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