



## 2 ACORN CLOSE WANTAGE ROAD DIDCOT, OX11 0JZ

**£365,000**  
**FREEHOLD**

A charming three-story home situated in the convenient location of Rowstock, which offers three very well-proportioned bedrooms and three bathrooms, and is complimented by a modern and contemporary ground floor. Accommodation comprises a well-equipped kitchen with solid oak work surfaces and matching wall shelves, boasting Kardean flooring that stretches through the double doors into the sitting room, which enjoys French doors into the garden and a bespoke wooden display cabinet with storage beneath, there is also a further large under stairs storage cupboard. The dining room, although separate, flows straight from the sitting room where there is a further set of French doors into the garden, and the ground floor windows benefit from elegant made to measure wooden shutters. There is also a useful cloakroom on the ground floor. On the first floor the principal bedroom overlooks the back garden and has double built-in wardrobes and en-suite shower room with window, bedroom three is also on this floor and serviced by the family bathroom, on the third floor there is a delightful double bedroom with access to the loft space and useful eaves storage. The rear garden has been recently landscaped and leveled and is mainly laid to lawn with charming, slatted fencing and wooden sleepers and ambient garden lighting, with a side gate giving access to the front. The property has two allocated parking spaces to the side in the nearby private parking area. Providing convenient commuter links to both the A34, Harwell Science Park and Milton business Park, and with Didcot Parkway Station less than 5 miles away.

**William | Jones**

**Estate Agents**



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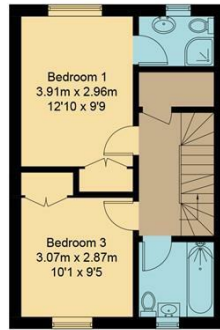
### Acorn Close, OX11

Approximate Gross Internal Area = 110.8 sq m / 1193 sq ft  
Garden Area = 65.8 sq m / 708 sq ft  
Parking Spaces = 32.8 sq m / 353 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'

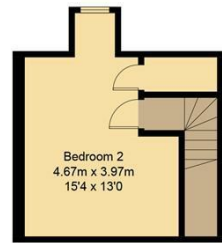


First Floor

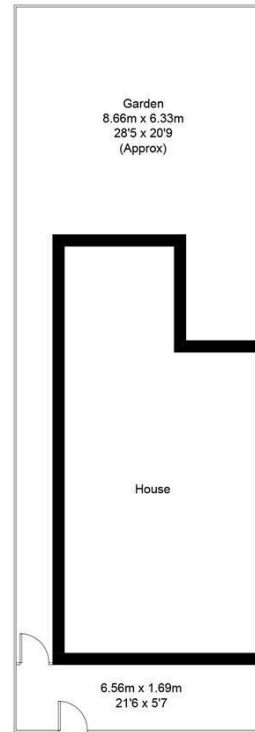


Parking Spaces  
5.73m x 5.66m  
19'0 x 18'7

(Not Shown In Actual  
Location / Orientation)



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(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	

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

Didcot Office Sales  
210 Broadway  
Didcot  
Oxfordshire  
OX11 8RN

01235 812229  
didcot@wjestates.co.uk  
www.wjestates.co.uk

# William | Jones

Estate Agents