



Diamond Way, Chilton, OX11 0TT  
£650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Positioned within a generous plot on this coveted residential road, this immaculately presented four bedroom detached family home offers contemporary accommodation built by award winning developers Bovis Homes just over a decade ago.

One of only a handful of properties to benefit from uninterrupted outward views onto covenant protected open green space within this popular village development, this property's sought after position offers a quiet spot close to Chilton Primary School.

The ground floor accommodation is accessed off the generous entrance hall which includes a spacious study, a light and airy family sitting room with glass double doors leading to the open-plan fully fitted kitchen/living/dining room, spanning the entire width of the property with matching cloakroom/utility room.

On the first floor an inviting central landing leads to four well-proportioned double bedrooms and family bathroom. The impressive principal bedroom with built-in wardrobes and an en-suite shower room benefits from dual-aspect panoramic scenic views of covenant green space.

The well maintained enclosed and private garden is laid to lawn with a patio area. A timber gate and courtesy garage door provide direct access to the detached single garage and off-street driveway parking for at least three vehicles.

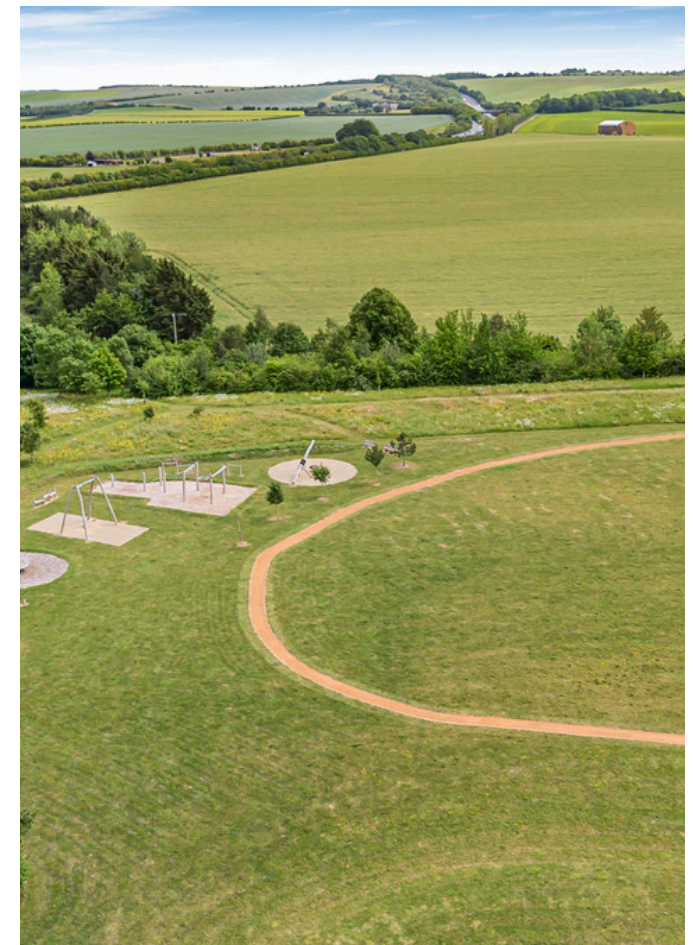
For full appreciation of the position, presentation and size; viewings are highly advised.





## Key Features

- Coming to the market with no onward chain
- Prime position with uninterrupted outward views onto covenant protected open green space
- Flexible accommodation to the ground floor with two reception rooms and open plan kitchen spanning the width of the rear of the property
- All four bedrooms well-proportioned with ample space for double beds
- Impressive principal bedroom with built-in wardrobes, en-suite shower room and dual aspect panoramic scenic views
- Detached single garage and driveway parking to the rear
- Within close walking distance to sought after Chilton Primary School
- Council Tax Band: F
- EPC Rating: C





## The Location

Chilton Fields is a well-planned development on the edge of Chilton Village. The property is within the Chilton County primary school catchment area and is well placed for easy access to the Harwell Science Park and the A34. Didcot is just 4 miles away offering shopping and leisure facilities and a fast connection to London Paddington from Didcot Parkway (40 mins) There is also a highly regarded and recently refurbished village pub called 'The Crown' as well as lovely walks along The Ridgeway and The Berkshire Downs directly from the development. A short walk to the Harwell campus also offers a vibrant outdoor food court known as 'DiSH' which offers an array of food choices and outdoor seating.

Some material information to note: Gas central heating. Mains water, electrics, mains drains. Please be advised there are solar panels that have been installed by the current owner – for more information please contact the agent. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with most major providers at this postcode. The government portal generally highlights this as a very low/unlikely risk flood surface water area. For further information relating to the register of title, please contact the agent.



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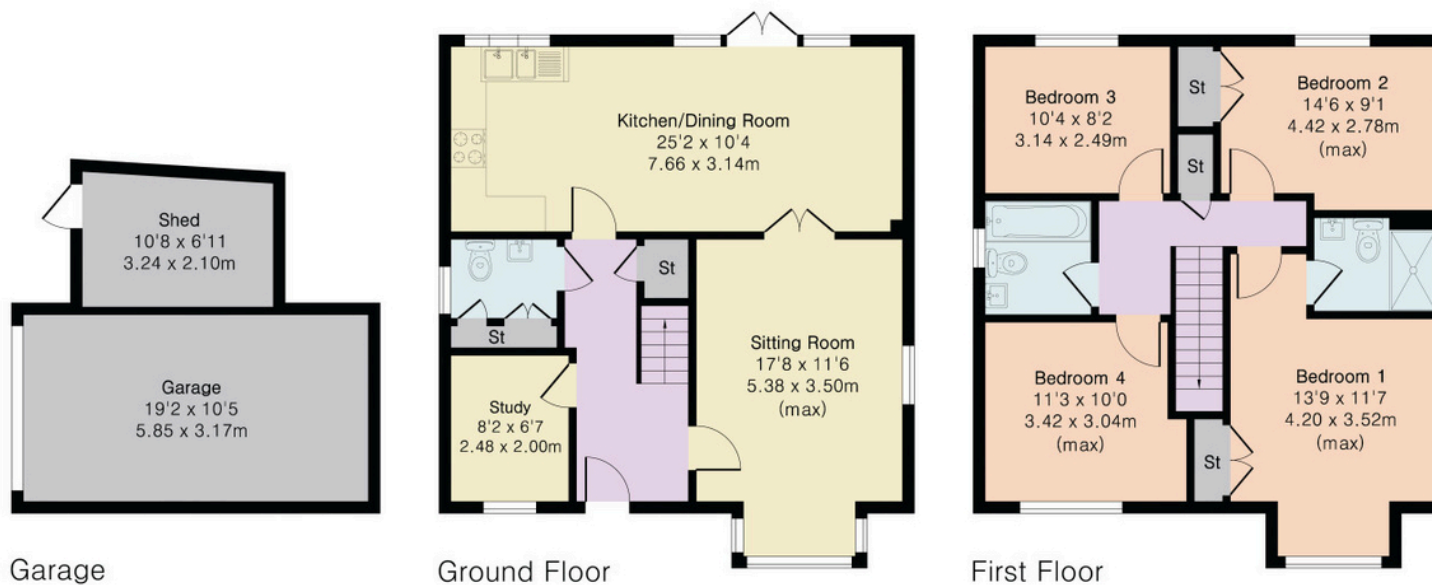
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## Approximate Gross Internal Area 1593 sq ft - 148 sq m (Including Garage)

Ground Floor Area 656 sq ft – 61 sq m

First Floor Area 656 sq ft – 61 sq m

Garage Area 281 sq ft – 26 sq m



Garage

Ground Floor

First Floor

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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