



Potteries Lane, Chilton, OX11 0TZ

£370,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated within the sought after Chilton Dene development is this immaculately presented three bedroom family home.

The property comprises of entrance hall, cloakroom, a light and airy living room, which leads through to a good sized kitchen/diner with French doors leading out onto the garden.

On the first floor there are three well-proportioned bedrooms, with an en-suite shower room and built in wardrobes to the principal bedroom, plus a family bathroom. Other benefits include a garden office, driveway parking and a south facing rear garden.

For the size, presentation and location to be fully appreciated, this house must be viewed.





Key Features

- Three bedroom family home
- Kitchen/Diner
- En suite shower room and fitted wardrobes from the principal bedroom
- Driveway parking
- Desirable location
- Garden office
- Cloakroom
- Integrated air conditioning
- Council Tax Band: D
- EPC Rating: C



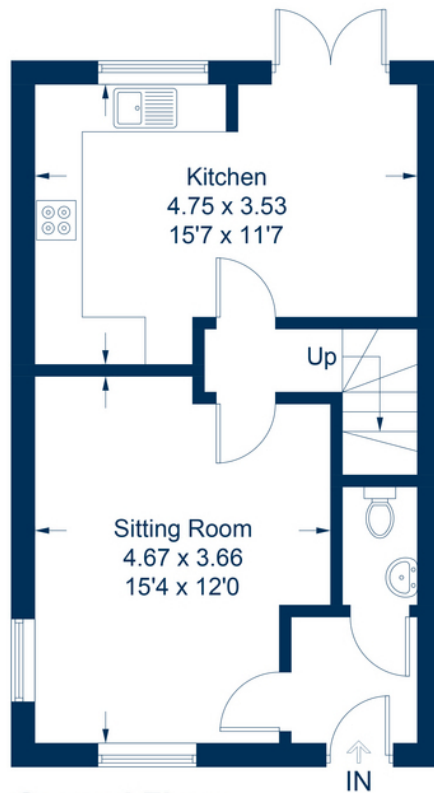
The Location

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 Harwell Science Park and the A34. Didcot is just 4 miles away and offers exclusive shopping and leisure facilities and a fast connection to London from Didcot Parkway (40 mins).

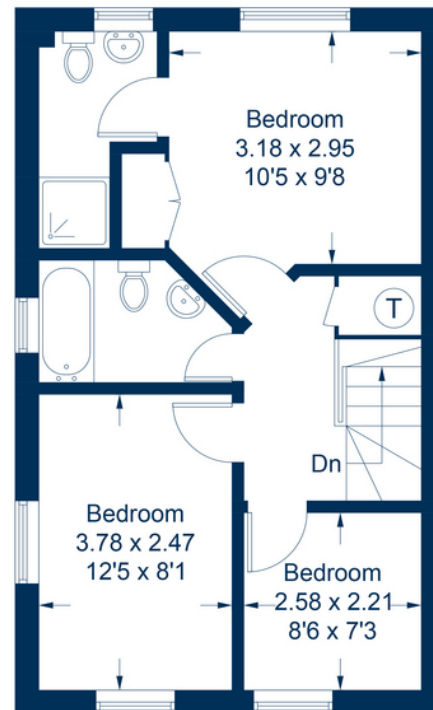
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area
 Ground Floor = 40.8 sq m / 439 sq ft
 First Floor = 40.5 sq m / 436 sq ft
 Garden Office = 7.0 sq m / 75 sq ft
 Total = 88.3 sq m / 950 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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