



Loyd Road, Didcot, OX11 8JT

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

New to the market for the first time in over 30 years, this wonderful four bedroom detached home is superbly positioned on the ever popular Loyd Road.

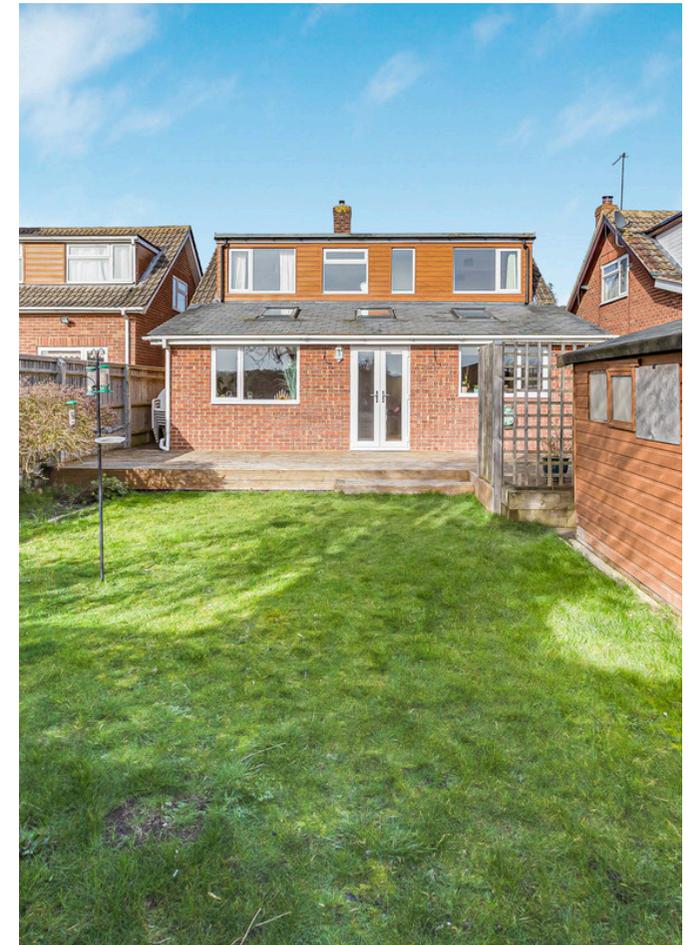
Beautifully maintained and significantly improved by the current owners, the property has been thoughtfully extended to create generous and versatile living accommodation throughout. A standout feature is the impressive single storey rear extension, which provides a spacious and well designed open plan kitchen/dining/family room. Flooded with natural light, this stunning space benefits from French doors opening onto the garden, enjoying uninterrupted views across open fields towards West Hagbourne.

The rear garden offers a delightful patio area ideal for outdoor dining, a well maintained lawn, a good sized shed, and a private gate providing direct access to the footpath behind.

The ground floor further comprises a welcoming porch, two additional spacious reception rooms, a separate utility room, and a convenient downstairs shower room.

Upstairs, the property continues to impress with three well proportioned double bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. A fourth bedroom provides excellent flexibility for a home office or study. The first floor accommodation is completed by a well appointed family bathroom, serving the remaining bedrooms.





Key Features

- Four bedroom detached home.
- Private driveway with ample parking.
- Open plan kitchen/dining/reception room.
- Stunning views overlooking the local fields.
- Situated within Old Didcot.
- Council Tax Band: D
- EPC Rating: C



The Location

Lloyd Road is a convenient and desirable location on the south side of Didcot just a quarter of a mile from local shops and schools at Cockroft Road. The centre of town, Orchard Centre and Didcot Parkway are all within 1.5 miles of the property. The property enjoys the rare benefit of direct access from the rear garden onto a charming footpath, offering an immediate connection to the surrounding countryside. Follow the path one way and you'll find yourself at the beautiful Mowbray Field Nature Reserve.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed.

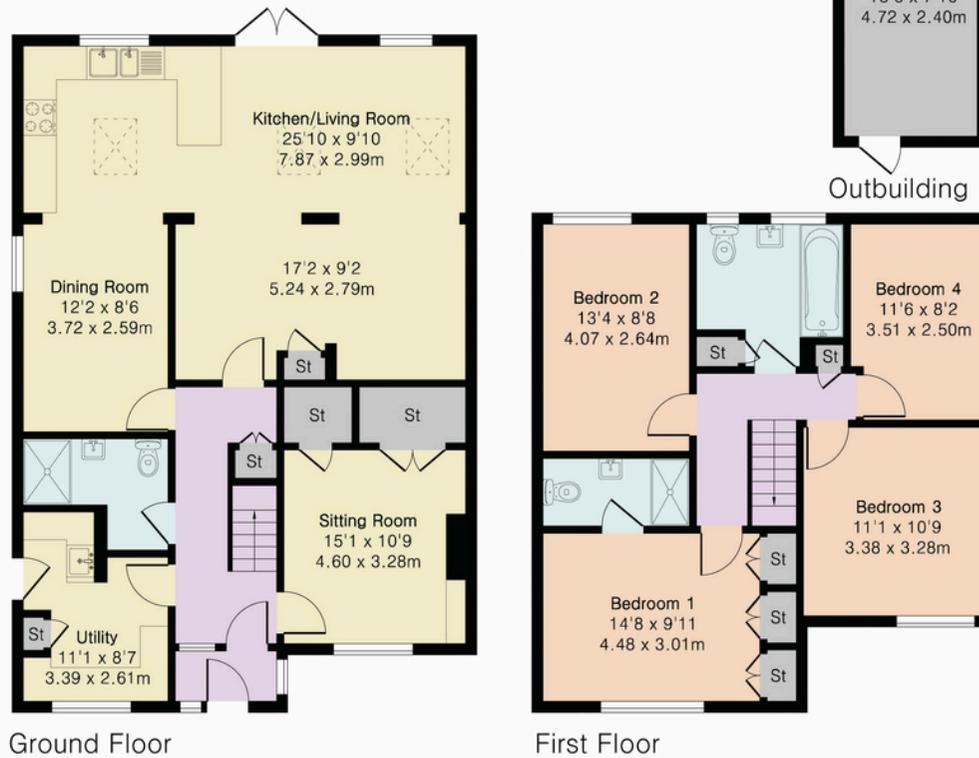


**Approximate Gross Internal Area 1649 sq ft - 153 sq m
(Excluding Outbuilding)**

Ground Floor Area 971 sq ft – 90 sq m

First Floor Area 678 sq ft – 63 sq m

Outbuilding Area 122 sq ft – 11 sq m



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