



Copse View, Didcot, OX11 9FP
Offers Over £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Welcoming to the market this immaculately presented, three bedroom family home located on Copse View in the Hadden Grove development.

Built in 2019 and exceptionally well maintained throughout, this attractive family home offers spacious and modern accommodation.

The ground floor comprises a generous reception room, a convenient downstairs cloakroom and a modern open-plan kitchen/dining room with double doors opening onto the east-facing rear garden. The garden provides an excellent space for entertaining and further benefits from a bespoke home built bar.

To the first floor, there are two double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property offers driveway parking and a garage situated to the side of the house.





Key Features

- Immaculate throughout.
- Off street parking with garage.
- Open plan kitchen/dining room.
- Newly built in 2019.
- EPC Rating B
- Council Tax Band D





The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

Some material information to note:

The property is of brick construction and is connected to mains gas, electric, water and drainage. According to Ofcom checker ultrafast and superfast broadband is available at the property. According to Ofcom checker there is a good service on a range of phone providers. According to GOV.UK Flood Risk, the property is of a low flood risk. For any further information on the register of title then please contact the agent.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

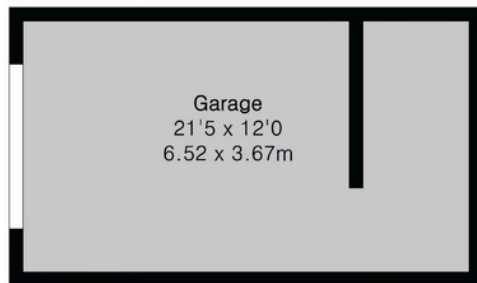
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 962 sq ft - 90 sq m (Excluding Garage)

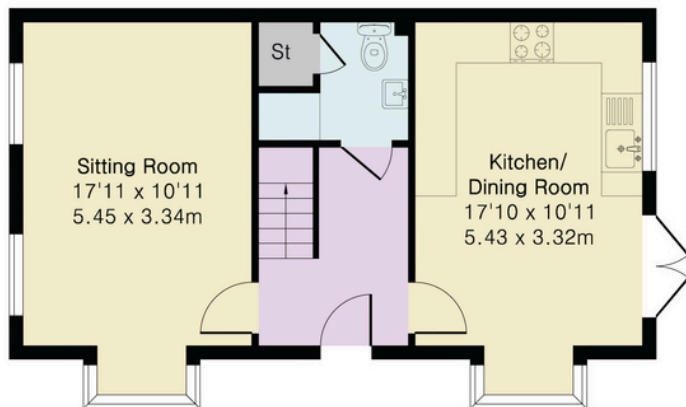
Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 481 sq ft – 45 sq m

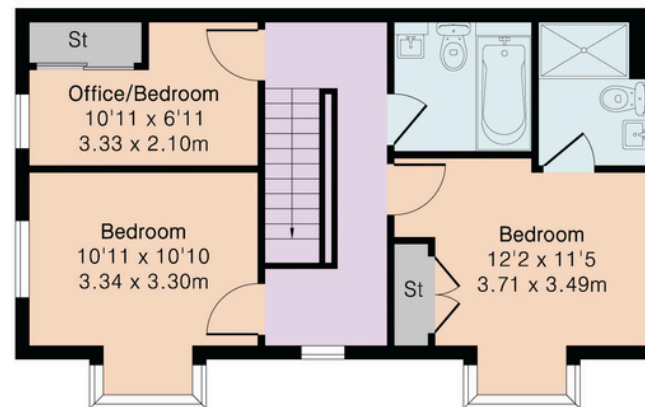
Garage Area 258 sq ft – 24 sq m



Garage



Ground Floor



First Floor

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