



31a Loyd Road, Didcot, OX11 8JU

Offers Over £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Developed in 2026 and offering contemporary and stylish accommodation is this unique three bedroom town house situated on the desirable Loyd Road.

Offering ample off-street parking and an Ev charging point, the property has been constructed by local developers to a high specification. The accommodation is arranged over three floors, which includes a cloakroom, family sitting room and an open-plan kitchen/dining room with integrated appliances and a vaulted ceiling incorporating Velux windows. On the first floor is a family bathroom and two well-proportioned bedrooms, one accompanied by a stylish en-suite, the principle bedroom occupies the entire top floor of the property.

Externally the property offers a landscaped rear garden laid to seeded lawn, an area of patio and a closed board fence with gated access leading directly on to the driveway.

For full appreciation of position, size and specification; viewing are highly advised.

The property is connected to mains electricity, air source heat pump system, 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.





Key Features

- Unique new build offering contemporary ground floor accommodation including an open plan kitchen/dining room & integrated appliances
- Off street driveway parking with EV charger
- Located on the desirable Loyd Road within close walking distance to South Oxfordshire countryside
- En-suite shower room to the main bedroom on the second floor
- Underfloor heating to the ground floor
- Freehold
- EPC Rating: B
- 10 year BuildZone Warranty

The Location

Loyd 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.

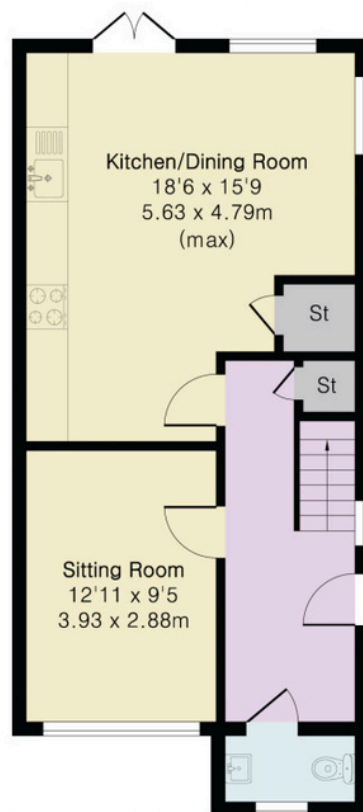


Approximate Gross Internal Area 1166 sq ft - 108 sq m

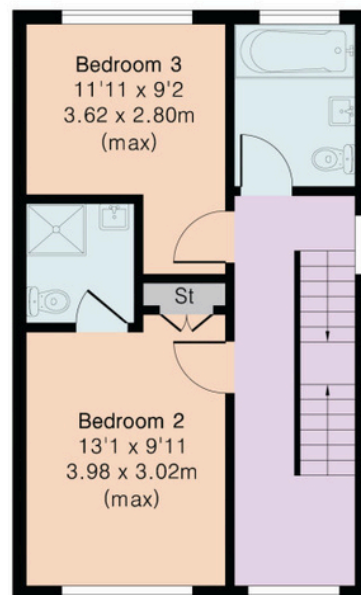
Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 417 sq ft – 39 sq m

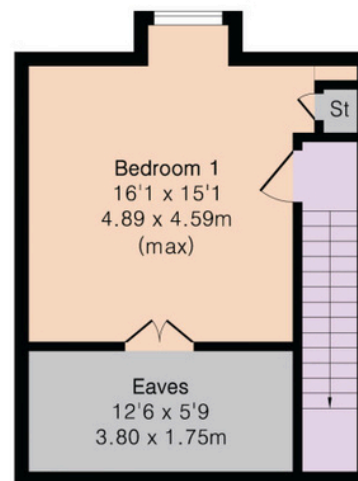
Second Floor Area 229 sq ft – 21 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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