



6 The Gallops Newbury Road, Didcot, OX11 0PF  
£329,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A good sized and well-maintained two bedroom terraced house featuring an en-suite shower room to the main bedroom, a generous sitting room with French doors to the garden and gas central heating situated within a small development of just 11 properties within Chilton Village.

The property was built in 2007 to an attractive design featuring an open-plan ground floor living room and kitchen layout. The house has been in single ownership since it was first built and is offered for sale with vacant possession.

Some material information to note: Mains water, gas, electricity and drainage. The property has allocated parking. Ofcom checker indicates standard to ultrafast broadband is available; Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.

In accordance with the estate agents act 1979 the seller of this property is related to a director of Thomas Merrifield.



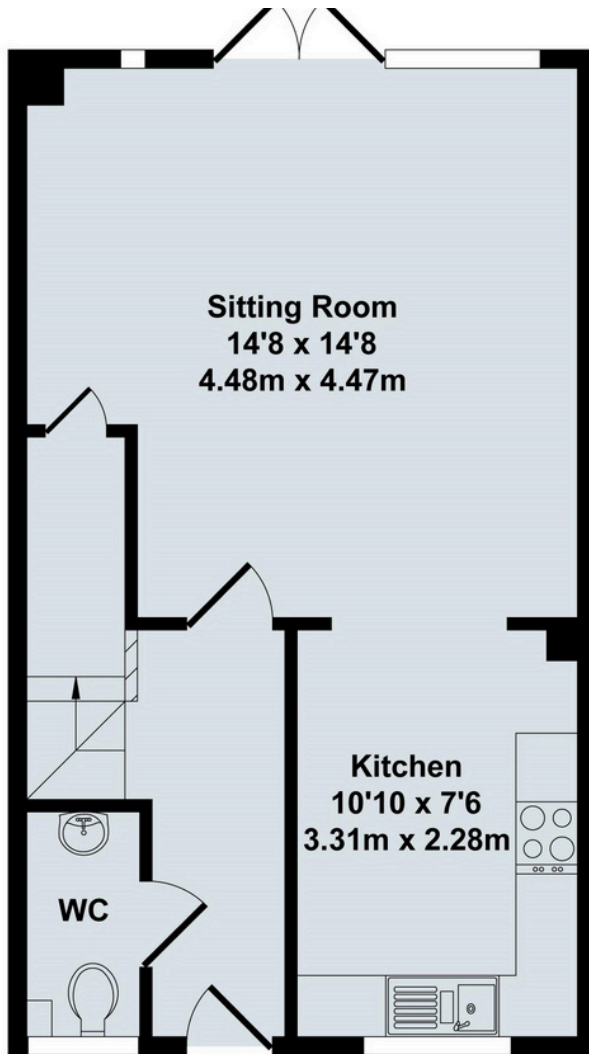


## Key Features

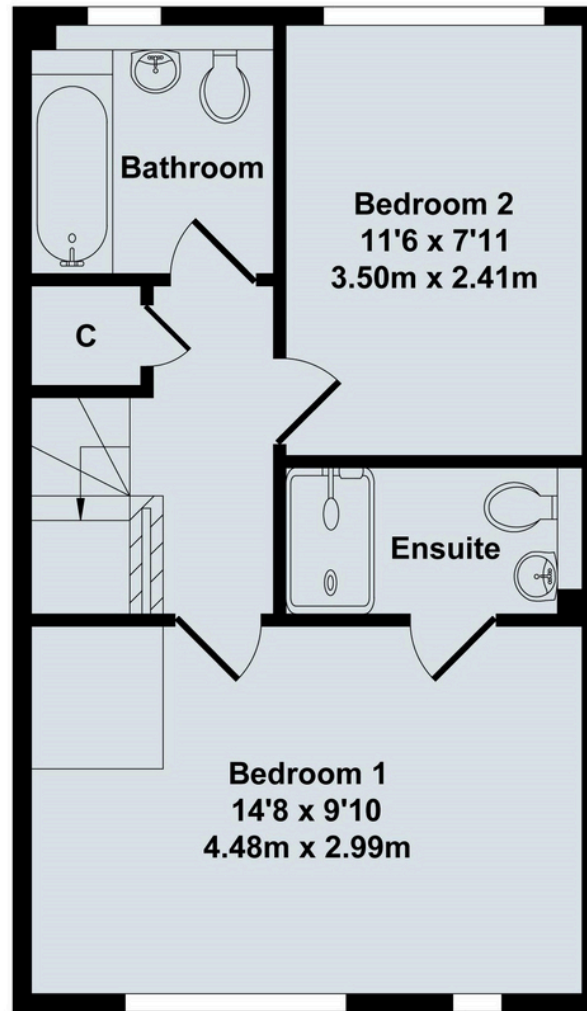
- Generous living room opening to kitchen
- Ground floor cloakroom
- En-suite shower room to bedroom one
- Enclosed rear garden
- Two car parking spaces
- EPC Rating D
- Council Tax Band: D

## The Location

The Gallops development is made up of 11 properties of varying design grouped around a central courtyard situated on the edge of Chilton Village. The development is well placed for access to Harwell Science Campus and the A34, which offers a fast access to Newbury and the M4 to the South and Oxford and the M40 to the North. Chilton Village is a popular village with a highly regarded primary school and thriving Village pub. Didcot is just 4 miles away and offers comprehensive shopping and leisure facilities and a main line rail connection to London Paddington in under 40 minutes.



Ground Floor



First Floor

**Total Approx. Floor Area 760 Sq.Ft. (70.60 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.

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