



Dudcote Field, Didcot, OX11 6JN
£615,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



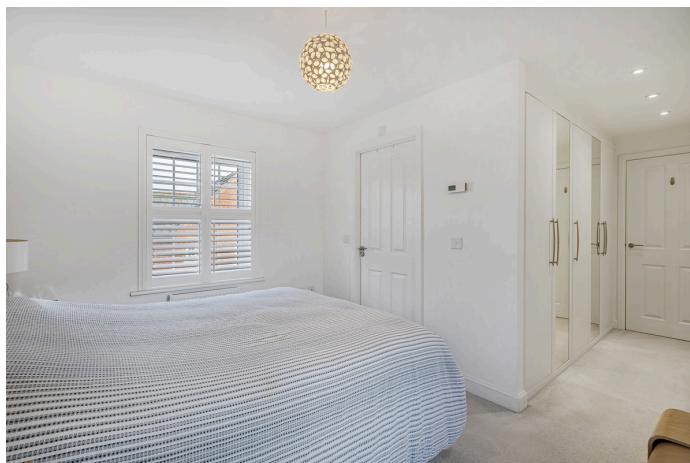


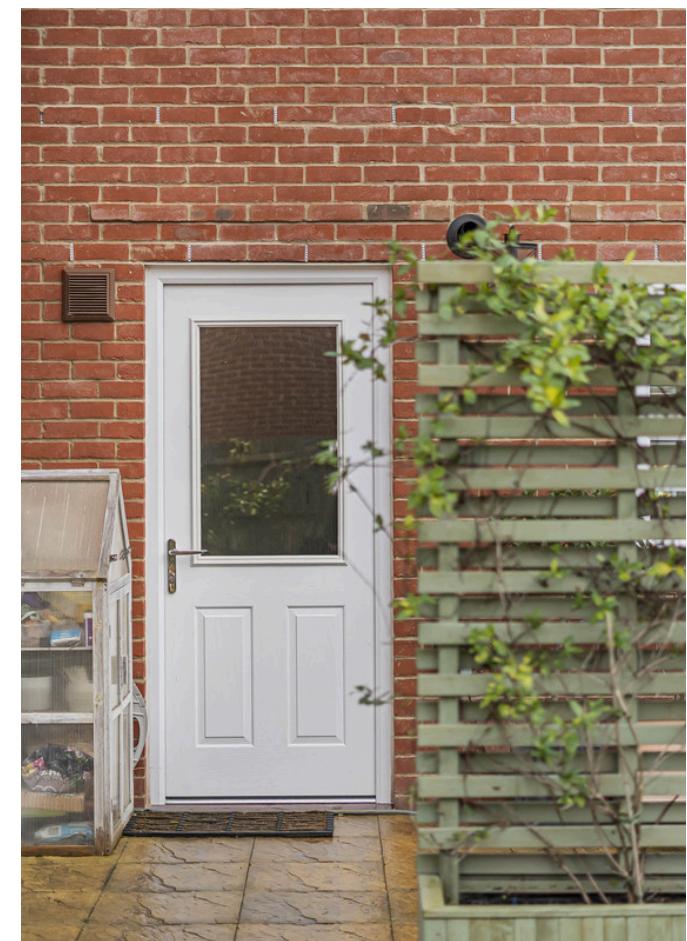
The Property

Situated on the popular Dida Gardens development is this beautifully presented four bedroom detached family home built to David Wilson's 'Avondale' design.

The property comprises of, entrance hallway, a light and airy kitchen diner with fully integrated appliances, separate utility room, cloakroom, study and a generous sized living room with dual aspect and French doors leading out onto the garden.

On the first floor there are four double bedrooms with en-suite shower room and built in wardrobes to the principal bedroom and a family bathroom. Other benefits include a well maintained west facing garden with rear access, driveway parking for two vehicles and a single garage with light and power. For the size and presentation to be fully appreciated a viewing is highly recommended.





Key Features

- Four bedroom detached family home built to David Wilson's 'Avondale' design.
- Generous sized kitchen/diner with full integrated appliances.
- Four double bedrooms with built in wardrobes and en-suite shower room to the principal bedroom.
- Utility room.
- Dual aspect living room with French doors out onto the garden.
- Driveway parking for two vehicles and garage with light and power.
- Well maintained west facing rear garden.
- Situated on the popular Dida Gardens development.
- Tenure - Freehold.
- Council Tax Band - E.

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex 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 from Didcot Parkway into London Paddington approx. 40 minutes.

Some material information to note.

Tenure - Freehold

Estate Charge of £280.26 annually but paid in two installments every 6 months to Warwick Estates. The property is of brick built construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage on a range of phone providers (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk. For any information relating to the register of title, 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.

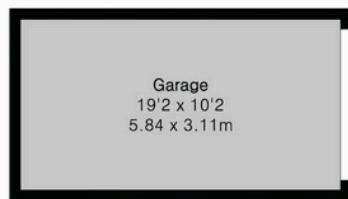
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1430 sq ft - 133 sq m (Excluding Garage)

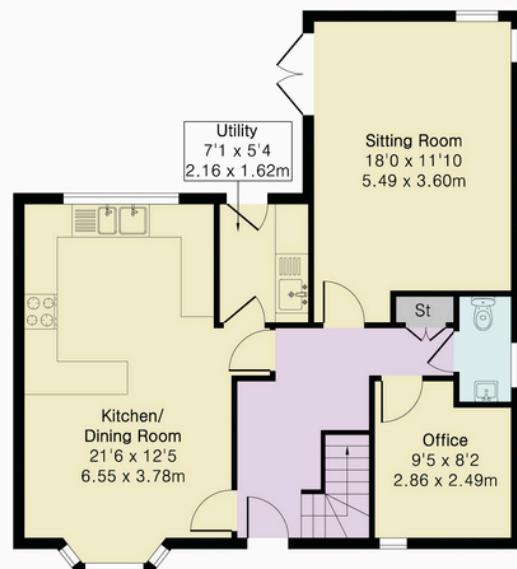
Ground Floor Area 719 sq ft - 67 sq m

First Floor Area 711 sq ft - 66 sq m

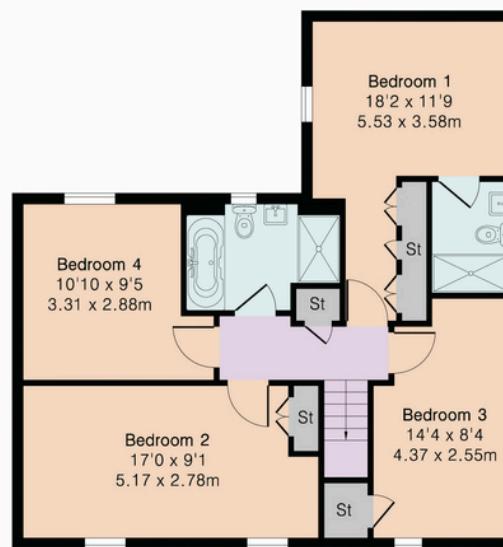
Garage Area 195 sq ft - 18 sq m



Garage



Ground Floor



First 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.



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk