



Chilton Field Way, Chilton, OX11 0SQ

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





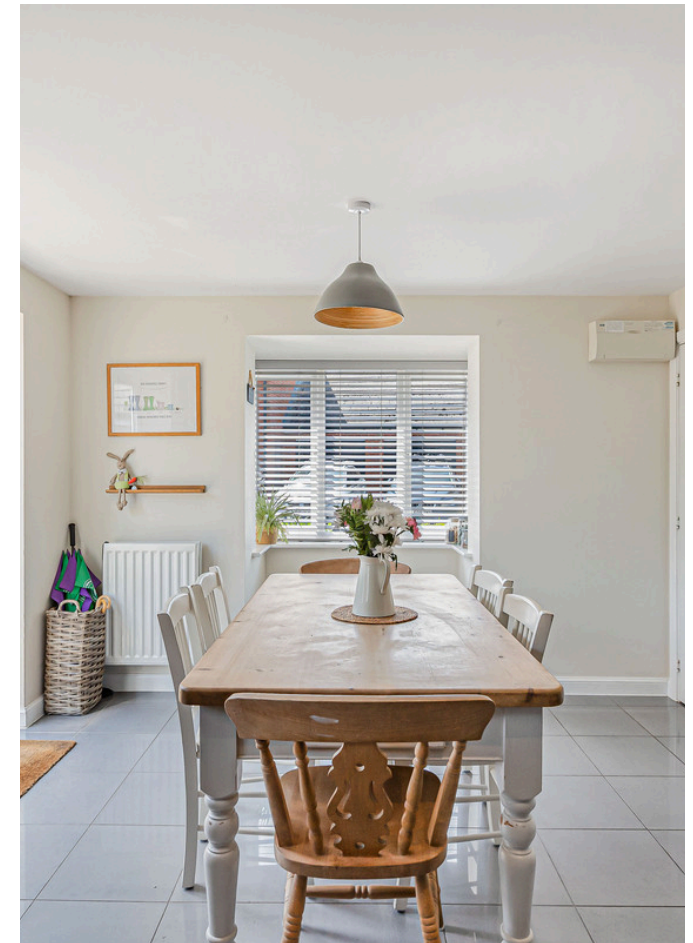
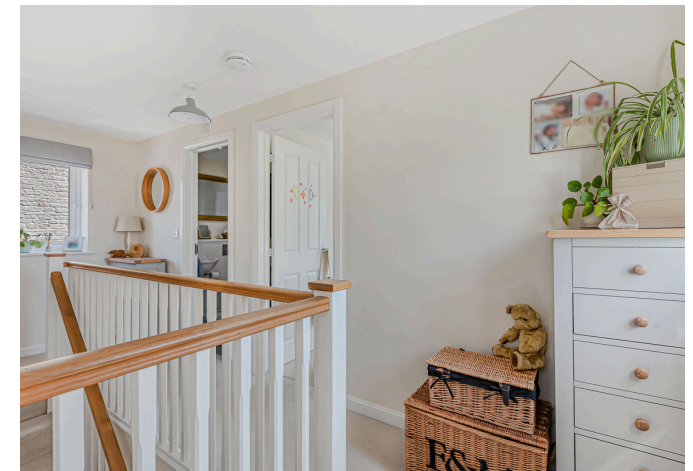
## The Property

A beautifully kept, double fronted three bedroom detached family home with garage and driveway parking situated on the ever popular Chilton Dene development within the village of Chilton.

The property comprises of, entrance hall, a light and airy living room with bay window and dual aspect, cloakroom and utility area and spacious open plan kitchen diner with fully integrated appliances with the addition of another bay window and French doors leading out onto the garden.

On the first there is a spacious landing area with family bathroom and three bedrooms with the principal bedroom offering an en-suite shower room and built in wardrobes. Additional benefits include a wide and private south facing garden with separate patio seating area, garage with light and power and driveway parking. For the presentation, position and space to be fully appreciated a viewing is highly recommended.





## Key Features

- Three bedroom detached family home situated on the popular Chilton Dene development.
- Garage with light and power and driveway parking.
- Private and enclosed south facing rear garden with separate patio seating area.
- En-suite shower room and built in wardrobes to the principal bedroom.
- Light and airy dual aspect living room.
- Spacious kitchen diner with fully integrated appliances.
- Cloakroom with utility area.
- Tenure - Freehold.
- Council Ta Band: E



## The Location

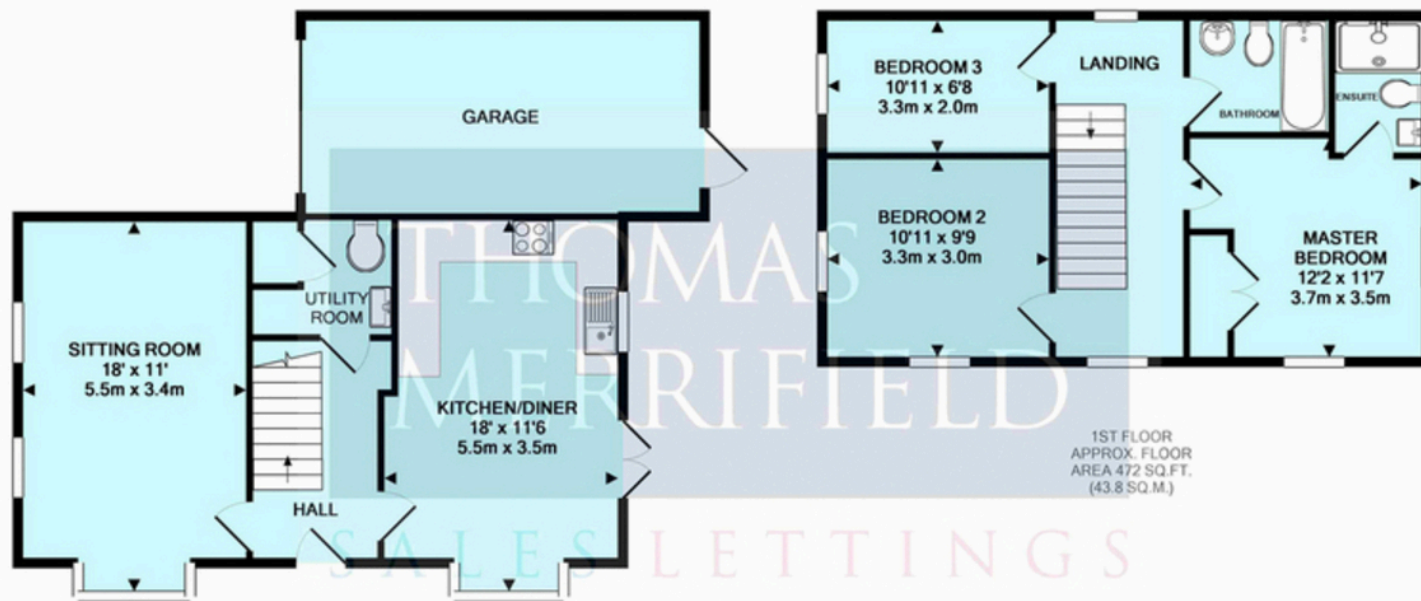
Chilton Fields is a well-planned development on the edge of Chilton Village. The property is within the Chilton County primary school catchment area and is well placed for easy access to the Harwell Science Park and the A34. Didcot is just 4 miles away offering shopping and leisure facilities and a fast connection to London Paddington from Didcot Parkway (40 mins) There is also a highly regarded and recently refurbished village pub called 'The Crown' as well as lovely walks along The Ridgeway and The Berkshire Downs directly from the development. A short walk to the Harwell campus also offers a vibrant outdoor food court known as 'DiSH' which offers an array of food choices and outdoor seating.

Some material information to note:

Tenure - Freehold

Gas central heating. Mains water, electrics, mains drains. UPVC double glazed windows. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with most major providers at this postcode. The government portal generally highlights this as a very low/unlikely risk flood surface water area. For further information relating to the register of title, please contact the agent.





GROUND FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1143 SQ.FT. (106.2 SQ.M.)  
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