



29 Anning Way, Didcot, OX11 9GR  
Offers In The Region Of £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An incredibly stylish and immaculately presented three-bedroom detached home built in 2024 by Croudace Homes.

Built to Croudace's popular Hamilton design, the property comprises of a contemporary open plan kitchen/dining room with French door leading out on to the south facing rear garden. Further to this, its downstairs accommodation offers a spacious entrance hall with storage cupboard & W/C along with a sizeable family sitting room with dual aspect view along with bay window & additional storage cupboard. To the first floor are three well-proportioned bedrooms, tasteful family bathroom with three-piece suite and en-suite shower room servicing the principle bedroom.

Externally, there is a tandem driveway for 2/3 vehicles with covered car port along with fitted EV charger and gated rear access leading to the garden. Its sunny south facing rear garden has a brick walled boundary along with planted borders, lawn and extended patio.

Some material information to note:

Property is of a brick built construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom superfast and ultrafast broadband is available ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)). According to Ofcom there is a good service on a range of phone providers. ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)). According to GOV.UK there is a very low risk of flooding. Please be advised there is a yearly management charge applicable of approximately £135 per annum. Further information on the register of title can be provided on request.



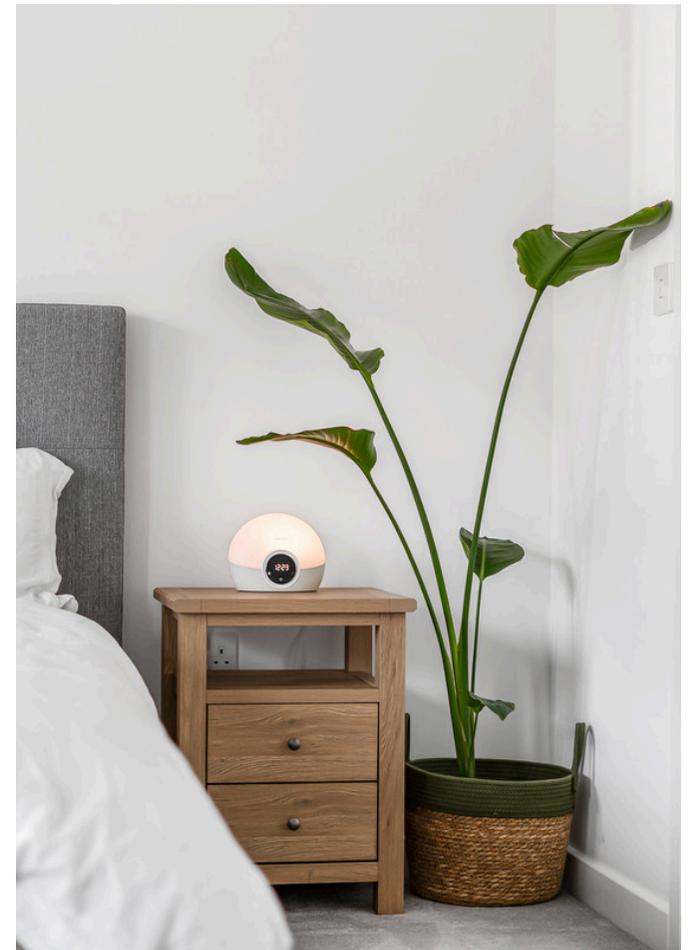


## Key Features

- Built to Croudace's stylish Hamilton design
- Corner plot position with south facing rear garden
- Double built in wardrobe & en-suite to the largest bedroom
- Fitted solar panels with feeding tariff
- Off street driveway parking and timber carport
- Estate Management Charge: £134.00 per annum
- EPC Rating: B
- Council Tax Band: D

## The Location

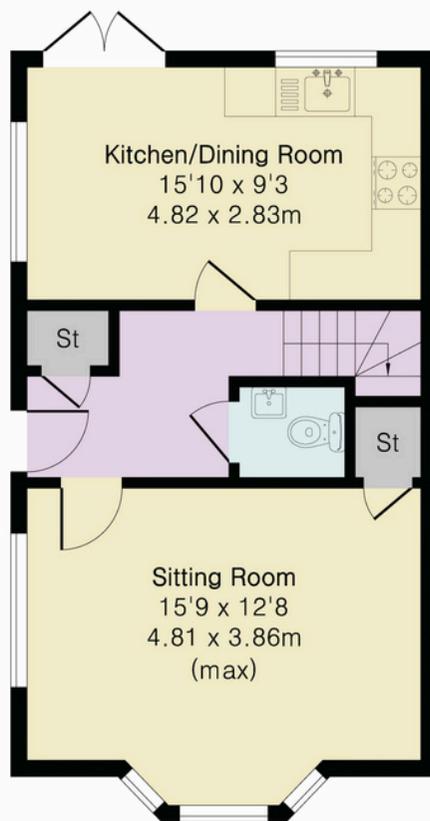
Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art 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 from Didcot Parkway (approx. 40 minutes).



## Approximate Gross Internal Area 886 sq ft - 83 sq m

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor



First Floor

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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.

### Didcot Office

103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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