



2 Pease Place, Didcot, OX11 8EY
£424,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Tucked away within a small exclusive private development of just eight properties built in 2007, this well presented three-bedroom home offers the perfect blend of cul-de-sac living and unbeatable urban convenience. Arranged over three floors and being sold with no onward chain, this property is an ideal match for professionals, commuters or a growing family seeking a turn-key modern home.

Upon entering, you are welcomed by a bright entrance hall leading to a practical cloakroom and a separate kitchen, complete with a range of integrated appliances and an expansive open plan living/dining room, flooded with natural light, this inviting space features French doors that extend out into a private south facing rear garden. The first floor boasts two well-proportioned double bedrooms. A double bedroom with an en-suite shower room, a second double bedroom and a family bathroom. Occupying the second floor is the principal bedroom with it's own dedicated en-suite shower room, skylight windows and built in storage.

Externally, the property enjoys a low-maintenance, fully enclosed south-facing garden and the premium benefit of two allocated parking spaces. Situated less than half a mile from Didcot Parkway, it's a swift, direct mainline service into London Paddington in approximately 40 minutes. With shops, cafes, restaurants, and multiplex cinema of the Orchard Centre just a short stroll away, with everything you need is right on your doorstep.

Some material information to note: Gas central heating. Mains water, drains and electrics. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability and mobile data is available with all major providers. The government portal highlights this as a very low risk/unlikely area for surface water flooding.





Key Features

- Being sold with no onward chain.
- Three double size bedrooms with three bathrooms.
- Within walking distance of both the town centre and Didcot Parkway train station
- Two parking spaces.
- Located within a quiet cul-de-sac.
- EPC Rating: C
- Council Tax Band: D
- Estate Management Charge £240 per annum

The Location

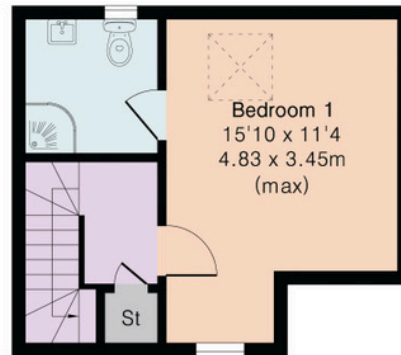
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in 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 1147 sq ft - 107 sq m

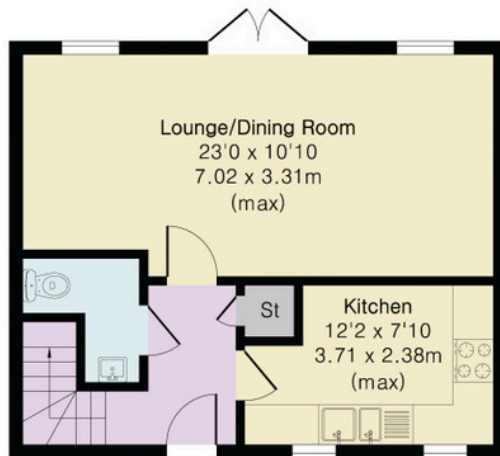
Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 440 sq ft – 41 sq m

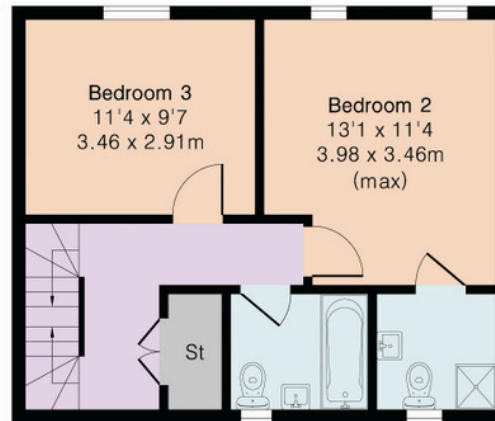
Second Floor Area 267 sq ft – 25 sq m



Second Floor



Ground Floor



First Floor

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