



Foxcote Crescent, Didcot, OX11 9GD

Guide Price £640,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An impressive four bedroom detached family house presented in exceptional condition and offering over 1,650 sq ft of beautifully arranged accommodation. Offered to the market with no onward chain.

Built in 2022 to Legal & General's highly regarded York design, the property combines generous proportions with contemporary styling, creating a home perfectly suited to modern family living.

The accommodation begins with a welcoming entrance hall, complete with a convenient cloakroom. To the front of the property, a spacious dual-aspect living room enjoys an abundance of natural light. Double doors lead through to the heart of the home – a stunning open-plan kitchen and dining area. The kitchen/dining area is fitted with a range of modern units, integrated appliances, a breakfast bar and ample space for a family dining table. A separate utility room provides additional practicality. The kitchen/dining room enjoys direct access to the south-facing rear garden through bi-fold doors, extending the living space outdoors during the warmer months. The garden itself offers a generous patio area alongside a well-maintained lawn.

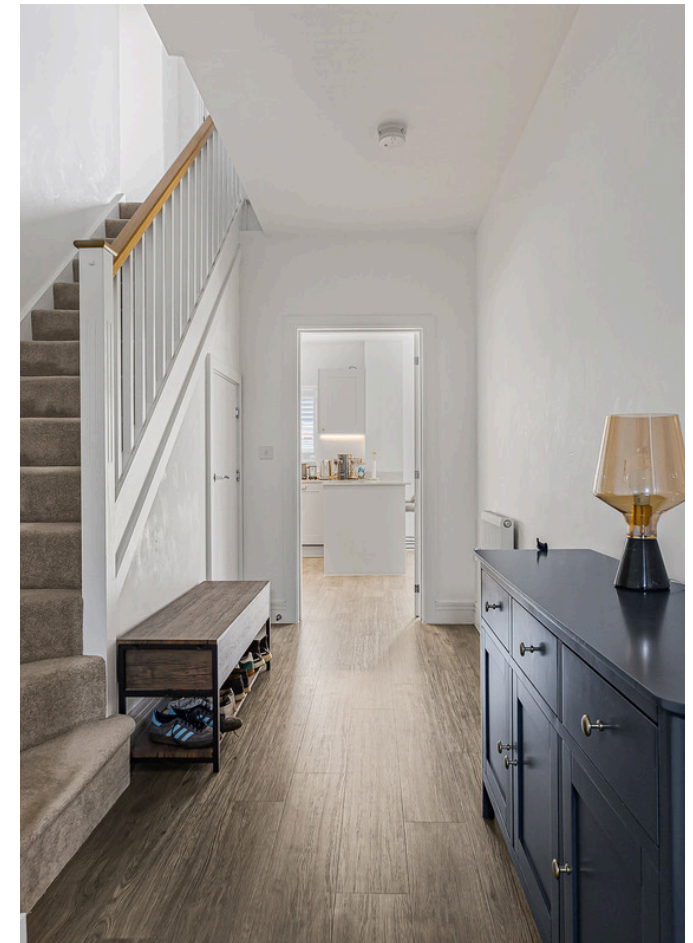


On the first floor, a spacious landing leads to four well-proportioned bedrooms. Three are comfortable doubles, while the fourth offers excellent flexibility as either a bedroom, nursery or home office. Two of the bedrooms benefit from stylish en-suite shower rooms, with the remaining bedrooms served by a contemporary family bathroom. Further advantages include a garage, ideal for storage, a home gym or workshop, together with a private driveway providing off-road parking for two vehicles. Additional visitor parking is conveniently located opposite the property.



Key Features

- Four-bedroom detached family home extending to over 1,650 sq ft.
- Open-plan kitchen/dining room opening onto a south-facing garden.
- Two bedrooms en-suite
- Garage, driveway parking for two vehicles and visitor parking nearby.
- Being offered with no onward chain!
- A superb modern family home, offered chain free and ready for immediate occupation
- Still under NHBC warranty.
- Council Tax Band: F
- EPC Rating: B





The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 approx. 40 minutes.

MATERIAL INFORMATION

Gas centrally heated. Broadband - according to Ofcom Standard to Ultrafast Broadband are available (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom there is good coverage (checker.ofcom.org.uk) The government portal generally highlights this as low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements from the Title Register are available on request from the estate agent.



Thomas Merrifield and their clients give notice that:

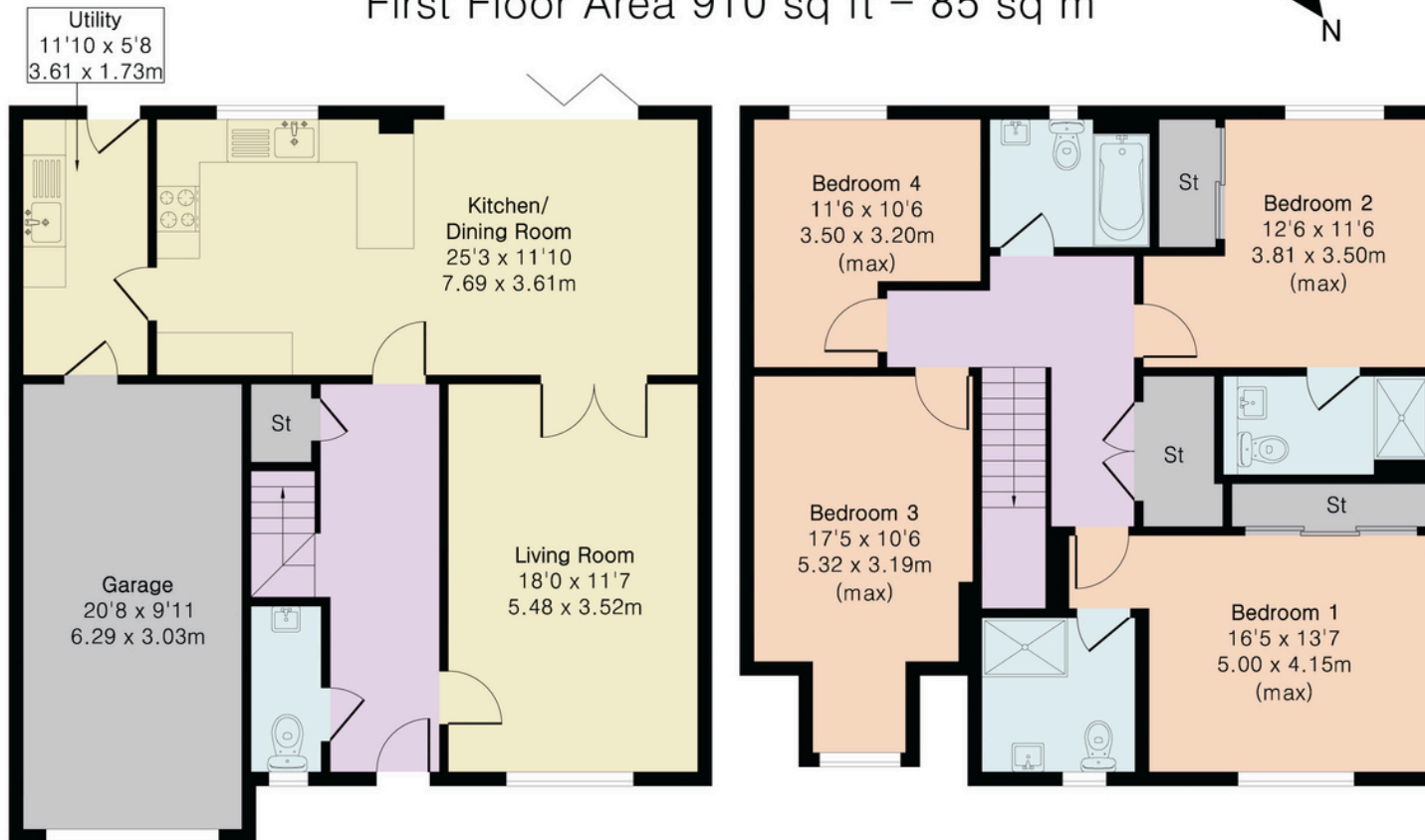
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

Approximate Gross Internal Area 1883 sq ft - 175 sq m (Including Garage)

Ground Floor Area 973 sq ft – 90 sq m

First Floor Area 910 sq ft – 85 sq m



Ground Floor

First Floor

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