

Blackthorn Road, Didcot, OX11 6AY

£495,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Welcome to Blackthorn Road, a beautifully presented five-bedroom semi-detached home, constructed in 2016 by award-winning developers David Wilson Homes.

Offering generous accommodation across three floors, this impressive family home combines spacious, flexible living with a superb position within the ever-popular Great Western Park development, just moments from Boundary Park and the extensive amenities the development has to offer.

The ground floor begins with a welcoming entrance hall, complemented by a convenient cloakroom with WC. To the front of the property is a well-appointed kitchen, complete with integrated appliances and ample storage, while the rear of the home opens into a stunning living and dining room. This bright and sociable space has been thoughtfully designed to maximise natural light, benefitting from French doors opening onto the garden and Velux roof windows, creating an ideal environment for both everyday family life and entertaining.

The first floor offers two generous double bedrooms, each enjoying the luxury of built-in wardrobes and private en-suite bathrooms, making the accommodation ideal for families with older children or visiting guests. The second floor provides a further three well-proportioned bedrooms, with the largest also benefitting from fitted wardrobes, alongside a modern family bathroom serving this level.

Externally, the property enjoys a private and mature rear garden, featuring a patio area perfect for outdoor dining and entertaining, with the remainder laid to lawn. A single garage and driveway parking for multiple vehicles provide excellent practicality for modern family living.







Key Features

- Five-bedroom David Wilson family home built in 2016
- Spacious accommodation across three floors
- Three bathrooms plus ground floor cloakroom
- Bright living room with Velux windows and French doors
- Garage and driveway parking for multiple vehicles
- Prime Great Western Park location near schools and amenities
- Approximately 20 minutes walk to Didcot Parkway station
- EPC Rating: C
- Council Tax Band E







The Location

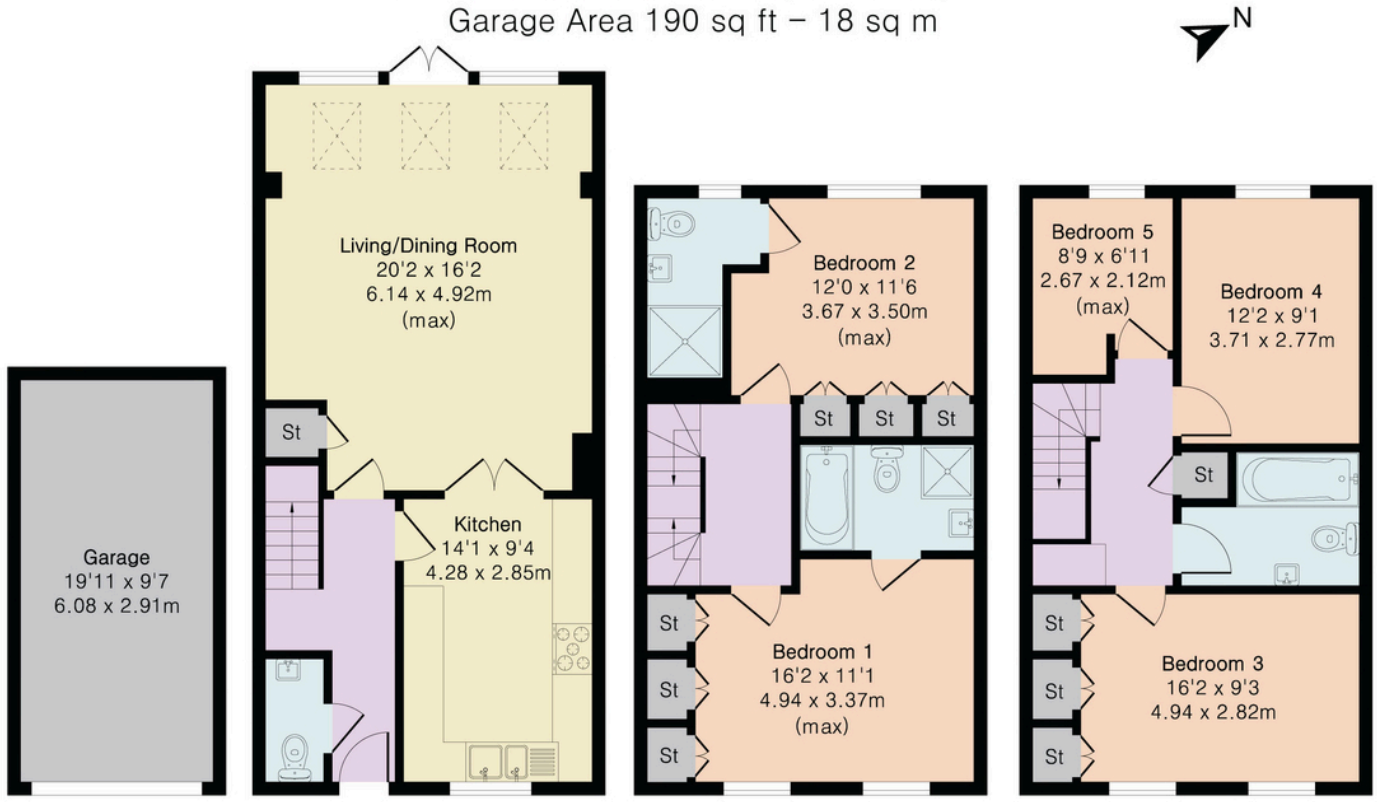
Great Western Park is one of Didcot's most sought-after modern developments, offering a vibrant, family-focused community with an excellent range of amenities on the doorstep. Residents enjoy local shops, cafés, green open spaces, play parks, sports pitches and a community centre, all designed to support a balanced and convenient lifestyle. The property is also ideally positioned within walking distance of Boundary Park, Bright Horizons Nursery, Aureus Primary and Secondary Schools, and UTC Oxfordshire, making it particularly attractive to growing families.

For commuters, Didcot Parkway is approximately a 20 minute walk, providing direct rail services to London Paddington in approximately 45 minutes, while the nearby A34 offers convenient access to the M40 and M4 corridors, connecting Oxford, Reading, Newbury and the wider region with ease.

Material Information

The property is connected to mains gas, electricity, water and drainage. According to Ofcom, Ultrafast and Fast broadband are available at the property, while mobile coverage is reported as fair depending on the provider. According to the GOV.UK Flood Risk service, the property is situated within an area of very low flood risk. For further information relating to any restrictions, covenants or easements contained within the Title Register.

Approximate Gross Internal Area 1501 sq ft - 140 sq m
(Excluding Garage)
Ground Floor Area 561 sq ft – 52 sq m
First Floor Area 470 sq ft – 44 sq m
Second Floor Area 470 sq ft – 44 sq m
Garage Area 190 sq ft – 18 sq m



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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.

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