



11 Partridge Close, Didcot, OX11 6AB
£485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rare opportunity to purchase a striking three-bedroom home in this exclusive pocket of Didcot, forming part of one of only a handful of Infinite homes from Taylor Wimpeys project 2020. The house is part of a sustainability focused project that prioritizes materials with a lower carbon footprint, such as cross laminated timber, which provides a stronger structural system. It is also designed to maximize natural light, allowing it to flow more abundantly throughout the interior than in a typical home.

The house opens into a bright entrance hall leading to a living room. The open plan kitchen/dining area includes a central island, a dining space, and bi-fold doors to the rear garden, creating a light and airy space. On the first floor, there are two double bedrooms, each with an ensuite bathroom. One of these bedrooms includes a prestigious south-facing balcony. The large master bedroom occupies the second floor, with skylights and an ensuite bathroom, providing an impressive spacious and light filled room.

The property boasts modern bi-fold doors, leading out to the rear garden with patio and lawn and two tandem parking spaces at the front. As well as a detached garage/office space.

The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there may be some limited coverage with some major providers (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk

For all information available on the Register of Title, please contact the agent.





Key Features

- One of only a few eco friendly homes.
- Each bedroom offers an en-suite.
- South facing balcony overlooking green space.
- Private driveway with two parking spots and a garage.
- EPC Rating: C
- Council Tax Band: E

The Location

Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre. The town of 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. 45 minutes.



Outbuilding

Ground Floor

First Floor

Second Floor

Thomas Merrifield and their clients give notice that:

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
 W thomasmerrifield.co.uk

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