



Larch Drive, Didcot, OX11 6DX
Offers In The Region Of £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





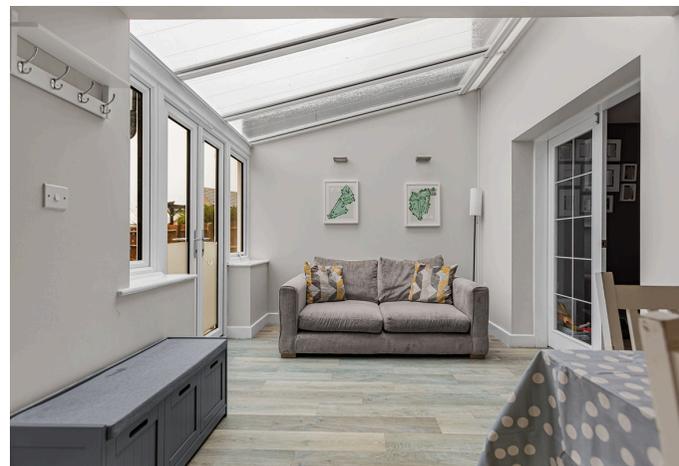
The Property

A detached four bedroom family home developed by Bloor Homes, located on the desirable Greenway development on the outskirts of Didcot, offering a significantly larger than average garden plot.

This well-maintained property offers a versatile layout starting with a quiet study/office, a convenient downstairs cloakroom and a spacious light-filled reception room. The modern open-plan kitchen/diner benefits from skylights that flood the space with natural light and double doors that open onto a stunning garden.

On the first floor are four well-proportioned bedrooms, all accessed directly off of the landing. The principle bedroom features a contemporary en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom with four piece suite.

Externally; the property offers driveway parking to the rear of the property and a single garage to the front. The extensive garden plot is laid mostly to patio and lawn, which offers vast potential for further expansion (subject to planning permission).





Key Features

- Open-plan kitchen dining room to the rear of the property
- South facing rear garden
- En-suite shower room to principle bedroom
- Significantly larger garden plot than average for its design
- Driveway parking and a single garage accessible directly from the rear garden
- Within short walking distance to direct transport links servicing Didcot Parkway Train Station & Harwell Campus
- Within a short walking distance of open countryside walks along South Oxfordshire's renowned railway embankment
- EPC Rating: B
- Council Tax Band: E
- Estate Management Charge Payable



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 approx. 40 minutes.

Some material information to note:

The property is of a brick & tiled built construction. There is an estate charge payable every year to Meadfleet. The property is connected to mains gas, electric, water and drainage. According to ofcom, there is superfast broadband available at the property. According to ofcom, there is a good service on a range of mobile providers. According to GOV.UK Flood Risk this property is of a low flood risk. For any further information on the property then please contact the agent for further details.



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.

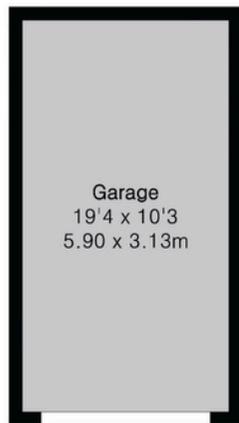
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1254 sq ft - 117 sq m (Excluding Garage)

Ground Floor Area 663 sq ft – 62 sq m

First Floor Area 591 sq ft – 55 sq m

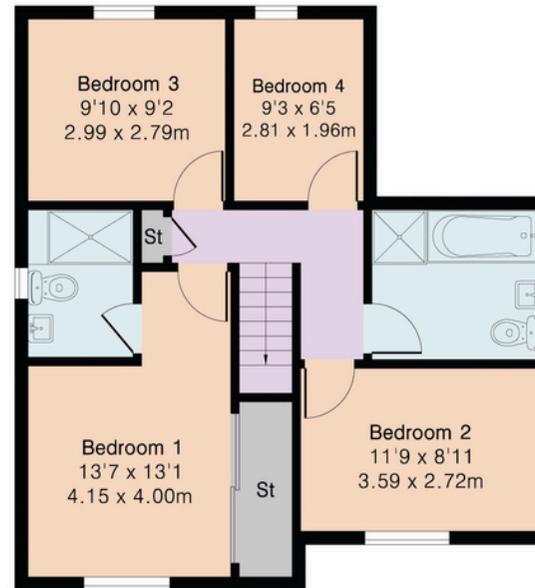
Garage Area 199 sq ft – 18 sq m



Garage



Ground Floor



First Floor

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