



Park Road, Didcot, OX11 8QR
£740,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated in the established and highly convenient Park Road area of Didcot, this beautifully appointed four-bedroom detached home has been extensively enlarged and completely restyled by the current owners. The result is an impressive and highly individual family home, offering generous and remarkably flexible accommodation alongside a private west-facing garden and extensive driveway parking for multiple vehicles, together with a substantial carport. Planning consent has been granted for the conversion of the carport into additional living accommodation, use as an annexe, if desired.

The ground floor has been thoughtfully designed to provide an excellent balance between open family living and more private reception spaces. At the heart of the home is a spacious kitchen/dining room, complemented by a separate utility room and flowing into an impressive living area with a vaulted ceiling. A striking fireplace with log-burning stove creates a natural focal point, while underfloor heating and patio doors opening directly onto the garden further enhance this bright and welcoming space. There are two additional reception rooms, providing considerable flexibility for family life. One has been transformed into an impressive dedicated cinema room, while the second lends itself perfectly to use as a snug, formal sitting room, playroom or home office. The versatility continues with two double bedrooms on the ground floor, including a generous principal bedroom complete with its own dressing area and en-suite shower room. A separate ground-floor bathroom adds further practicality and makes the layout particularly well suited to families seeking adaptable accommodation across both floors. Upstairs, the first floor provides two further double bedrooms, a dedicated office area and an additional shower room. Ample built-in storage completes the accommodation, making excellent use of the available space.





Key Features

- Substantially extended four-bedroom detached family home
- Impressive vaulted living space with log-burning stove
- Dedicated cinema room and flexible reception space
- Ground-floor principal bedroom with en-suite and dressing area
- Extensive driveway parking and carport
- Planning consent has been granted for the conversion of the carport into additional living accommodation
- Private west-facing walled rear garden
- Council Tax Band: F
- EPC Rating: D



The Location

To the rear is a particularly private west-facing garden, enclosed by attractive walling. The combination of privacy, orientation and direct access from the principal living accommodation makes the garden ideally suited to entertaining and relaxing outdoors.

Park Road is ideally positioned for access to Didcot's extensive amenities while offering the appeal of an established, non-estate setting. The nearby Orchard Centre provides a wide selection of shops, cafés and restaurants alongside a multiplex cinema and the Cornerstone Arts Centre, with further leisure and sporting facilities available throughout the town. Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 provides excellent road connections towards Oxford and links with the M40 to the north and M4 to the south.

Material Information

The property is connected to mains electricity, water and drainage and benefits from gas central heating. According to Ofcom, Ultrafast and Fast Broadband are available at the property, while mobile coverage is reported as fair, depending on provider. According to the GOV.UK Flood Risk service, the property is situated within an area identified as having a medium flood risk. As the original property was constructed or renovated prior to 2000, certain building materials may contain asbestos, including Artex finishes, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging or insulation. These materials are generally considered safe unless disturbed; however, prospective buyers should seek their own professional advice. No asbestos survey has been commissioned by the selling agent.



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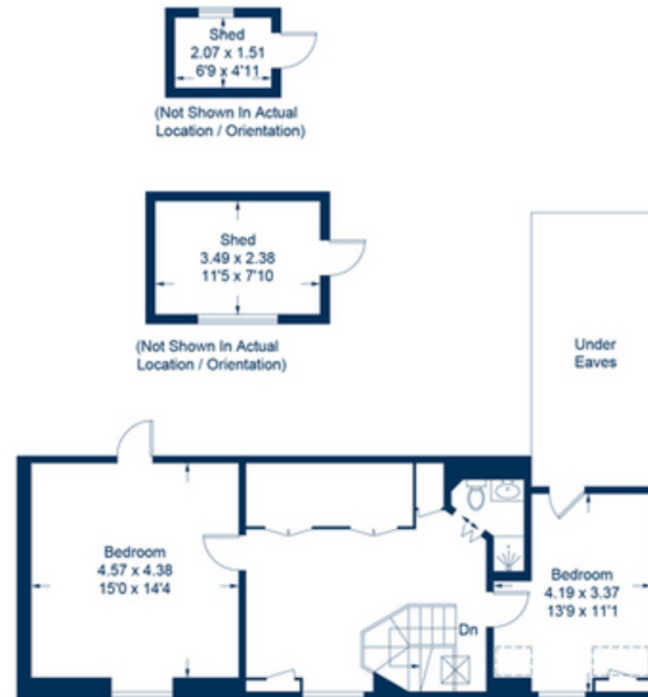
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Approximate Gross Internal Area
Ground Floor = 144.3 sq m / 1,553 sq ft
First Floor = 60.6 sq m / 652 sq ft
Sheds = 11.5 sq m / 124 sq ft
Total = 216.4 sq m / 2,329 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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