



Anning Way, Didcot, OX11 9GR
Offers In The Region Of £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An exceptionally stylish and beautifully presented three-bedroom detached home occupying an attractive corner plot within the highly regarded sought-after Willowbrook Estate. Built in 2024 by the renowned developer Croudace Homes, this impressive property seamlessly blends contemporary elegance with a thoughtfully designed layout and generously proportioned living spaces.

Built to Croudace's popular Hamilton design, the property comprises of a contemporary open plan kitchen/dining room with French door leading out on to the south facing rear garden. Further to this, its downstairs accommodation offers a spacious entrance hall with storage cupboard & W/C along with a sizeable family sitting room with dual aspect view along with bay window & additional storage cupboard. To the first floor are three well-proportioned bedrooms, tasteful family bathroom with three-piece suite and en-suite shower room servicing the principle bedroom.

Externally, there is a tandem driveway for 2/3 vehicles with covered car port along with fitted EV charger and gated rear access leading to the garden. Its sunny south facing rear garden has a brick walled boundary along with planted borders, lawn and extended patio.





Key Features

- Detached
- Freehold
- Corner plot position
- South-facing garden, landscaped to both the front and rear
- Off-street parking complemented by a timber carport. Installed EV charging point
- Installed solar panels
- Professional boarded loft (1/4), providing excellent storage
- 1.2 miles from Didcot Parkway railway station and the Orchard Centre, offering excellent transport links and shopping amenities
- Over 8 years remaining of the NHBC



The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. The town of 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 from Didcot Parkway (approx. 40 minutes).

Some material information to note:

Property is of a brick built construction. The property is connected to mains gas, electricity, water and drainage.

According to Ofcom superfast and ultrafast broadband is available (checker.ofcom.org.uk). According to Ofcom there is a good service on a range of phone providers.

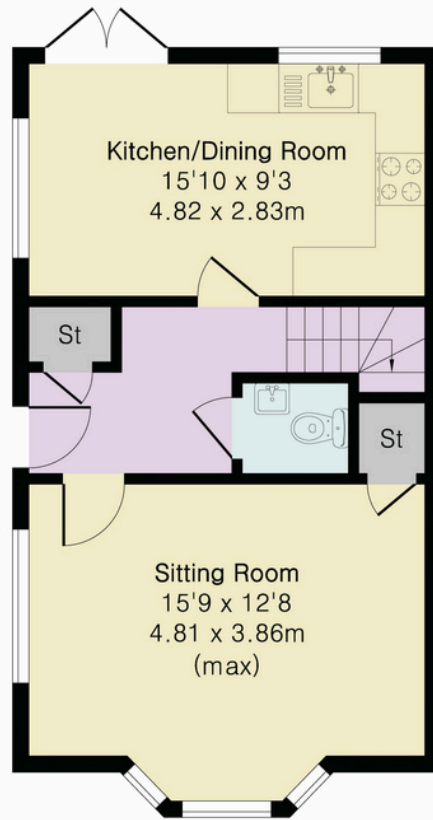
(checker.ofcom.org.uk). According to GOV.UK there is a very low risk of flooding. Please be advised there is a yearly management charge applicable of approximately £135 per annum. EPC Rating: B Council Tax Band: D Further information on the register of title can be provided on request.



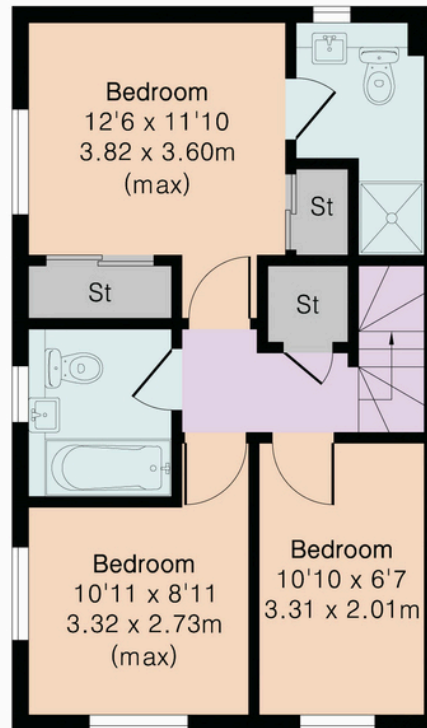
Approximate Gross Internal Area 886 sq ft - 83 sq m

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor



First 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.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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