



2 Dudwell, Didcot

Guide Price £490,000

Waymark

2 Dudwell

Didcot

A well-presented three-bedroom detached home situated in the ever sought after location of Ladygrove. The property has been significantly improved by the current owners, including refitting the kitchen/dining room, updated bathrooms, together with a new boiler. The house has also been completely redecorated internally throughout, creating a welcoming home that is ready to move into.

The accommodation comprises a welcoming sitting room with attractive fireplace, together with a beautiful open-plan kitchen/dining room providing an excellent heart to the home. The kitchen is well appointed and incorporates a breakfast bar, whilst there is ample space for a large dining table, making this a superb area for both everyday family life and entertaining. A lovely uPVC stable door provides direct access to the garden.

A separate study, currently utilised as a bedroom, offers a versatile additional space, while the spacious conservatory provides a further reception area with views and access to the garden. There are three well-proportioned bedrooms, including a master bedroom benefiting from an en-suite shower room, together with a family bathroom.





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Outside, the property benefits from a good-sized garden, enclosed by attractive brick walls and black fencing, together with a garage and driveway situated to the side of the house, providing useful off-road parking and additional storage. The garden is predominantly laid to lawn and is complemented by paved pathways, a generous patio and a number of outdoor seating areas, making it well suited to both relaxing and entertaining. One of the seating areas currently houses a hot tub, creating an ideal spot for relaxing outdoors. Decking extends from the conservatory and leads through to a contemporary garden room with French doors, currently utilised as a bar, while a selection of established shrubs and potted plants add further appeal.

Material Information: The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and variable in-home for EE & Three. Good outdoor for O2 & Vodafone to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available.



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Developed in the 1990s, Ladygrove is a popular and well-established residential area of Didcot, offering an excellent range of amenities within easy walking distance. More local facilities can be found just five minutes from the property and include a Co-op supermarket, pharmacy, dental practices, nursery, The Ladygrove Pub and restaurant, beauty salon, Ladygrove Park Primary School and the Willowbrook Leisure Centre. For outdoor enthusiasts, the Ladygrove Loop is right on the doorstep and is particularly popular with dog walkers and runners, while Ladygrove Lake offers a pleasant space for relaxation and recreation. Situated in South Oxfordshire, Didcot is a thriving and well-connected town, benefiting from excellent rail and road links, a wide range of shopping and leisure facilities, and easy access to the surrounding Oxfordshire countryside. Didcot Parkway railway station is approximately a 15–20 minute walk from the property and provides direct rail services to London Paddington, with journeys taking around 45 minutes. The station also offers connections towards Oxford, Reading and other major destinations, making the town particularly appealing to commuters.



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The A34 is also readily accessible, providing convenient road links to Oxford, Newbury and the wider Thames Valley. Didcot town centre and the Orchard Centre are approximately 1.2 miles away and provide a wide selection of shops, cafés, restaurants, bars and supermarkets, catering for a range of everyday needs. These can be reached in around a 20-minute walk or five-minute drive. The town also benefits from a number of parks, open spaces and leisure facilities, while the surrounding countryside provides plenty of opportunities for walking and cycling.

Council Tax band: D

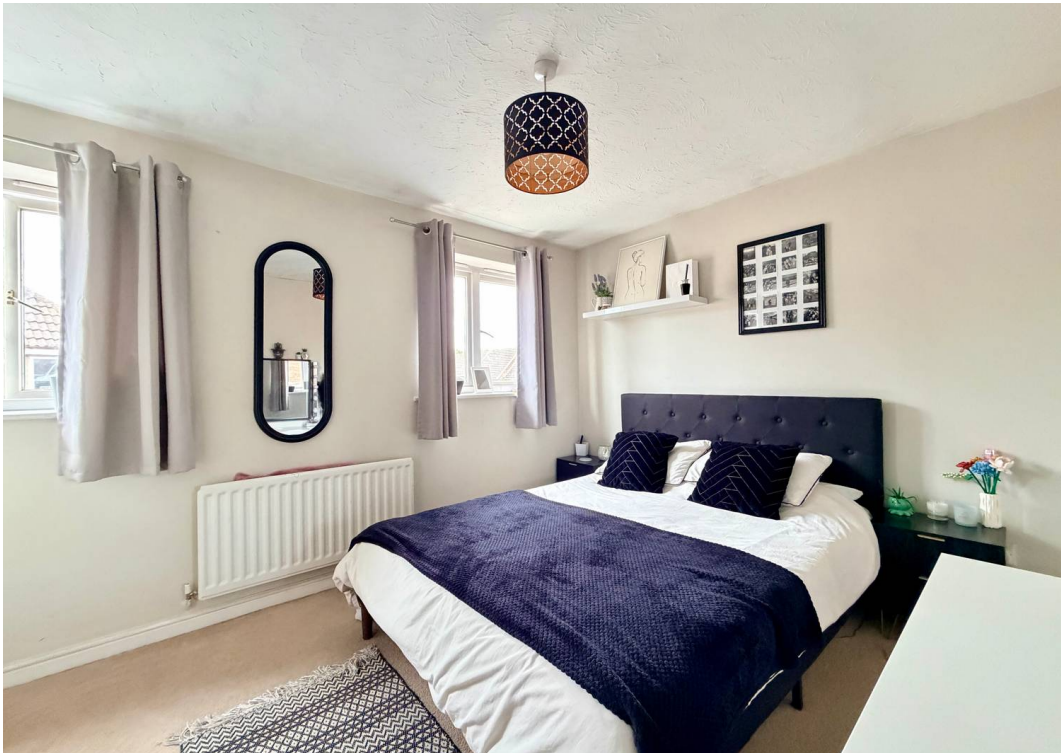
Tenure: Freehold

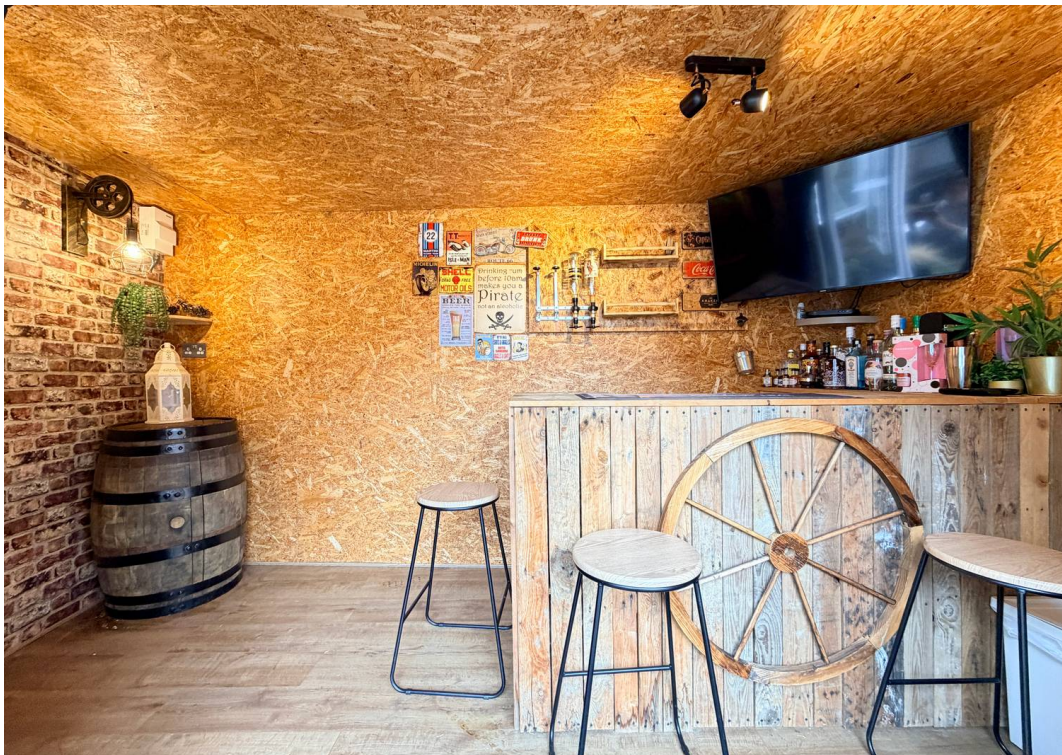
EPC Energy Efficiency Rating: C

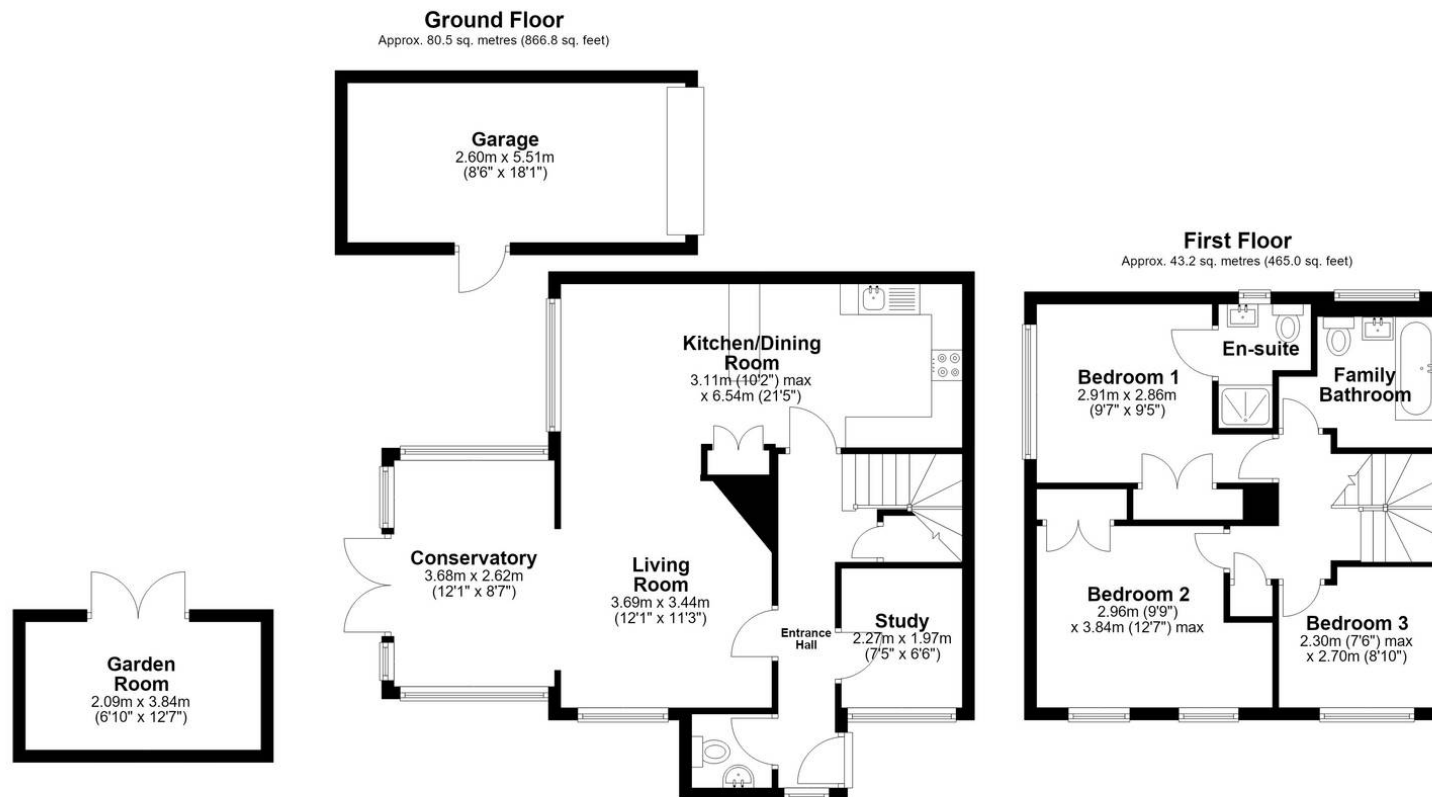
EPC Environmental Impact Rating: C

- Beautiful & Much Improved Three Bedroom Detached Family Home
- Impressive Kitchen/Dining Room
- Living Room Opening Through To Large Conservatory & Kitchen/Dining Room
- Cloakroom, Ensuite To Master & Family Bathroom
- Versatile Accommodation With Separate Study On The Ground Floor
- Landscaped Rear Garden With Garden Room
- Garage & Driveway Parking
- Highly Sought After Ladygrove Location









Total area: approx. 123.7 sq. metres (1331.9 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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