

Tom Gaughan Way, Didcot, OX11 6JD

£480,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

Situated along a pleasant cul-de-sac with pretty outward views on to mature greenery is this well maintained ‘Midford’ design four-bedroom detached family home.

The ground floor comprises a welcoming entrance hall, spacious family sitting room, cloakroom, a contemporary kitchen/dining room with upgraded integrated appliances and a practical separate utility room.

On the first floor are four well-proportioned bedrooms with the principle bedroom benefitting from an en-suite shower room and built in wardrobes. There is also a stylish family bathroom with three piece suite.

Externally, the property benefits from a tandem driveway for at least two vehicles to the front of the single detached garage. To the rear of the property is an enclosed garden, laid mostly to lawn and enlarged patio and mature shrub lined borders and climbers.

Brunel Rise forms part of the wider Great Western Park area on the western side of Didcot, offering a popular residential setting with modern family homes, landscaped green spaces and convenient access to local amenities.

Great Western Park has developed into an established community, benefitting from local shops, cafés, schools, nurseries, play areas and recreational facilities. Nearby Boundary Park provides sports pitches, open green spaces and opportunities for outdoor activities, making the area particularly appealing to families.







Key Features

- Well maintained ‘Midford’ design four-bedroom detached family home
- Situated along a pleasant cul-de-sac with pretty outward views on to mature greenery
- Living room
- Kitchen/dining room
- Cloakroom
- Utility
- Principal bedroom en-suite
- Driveway parking and Garage
- EPC Rating: B
- Council Tax Band: E







The Location

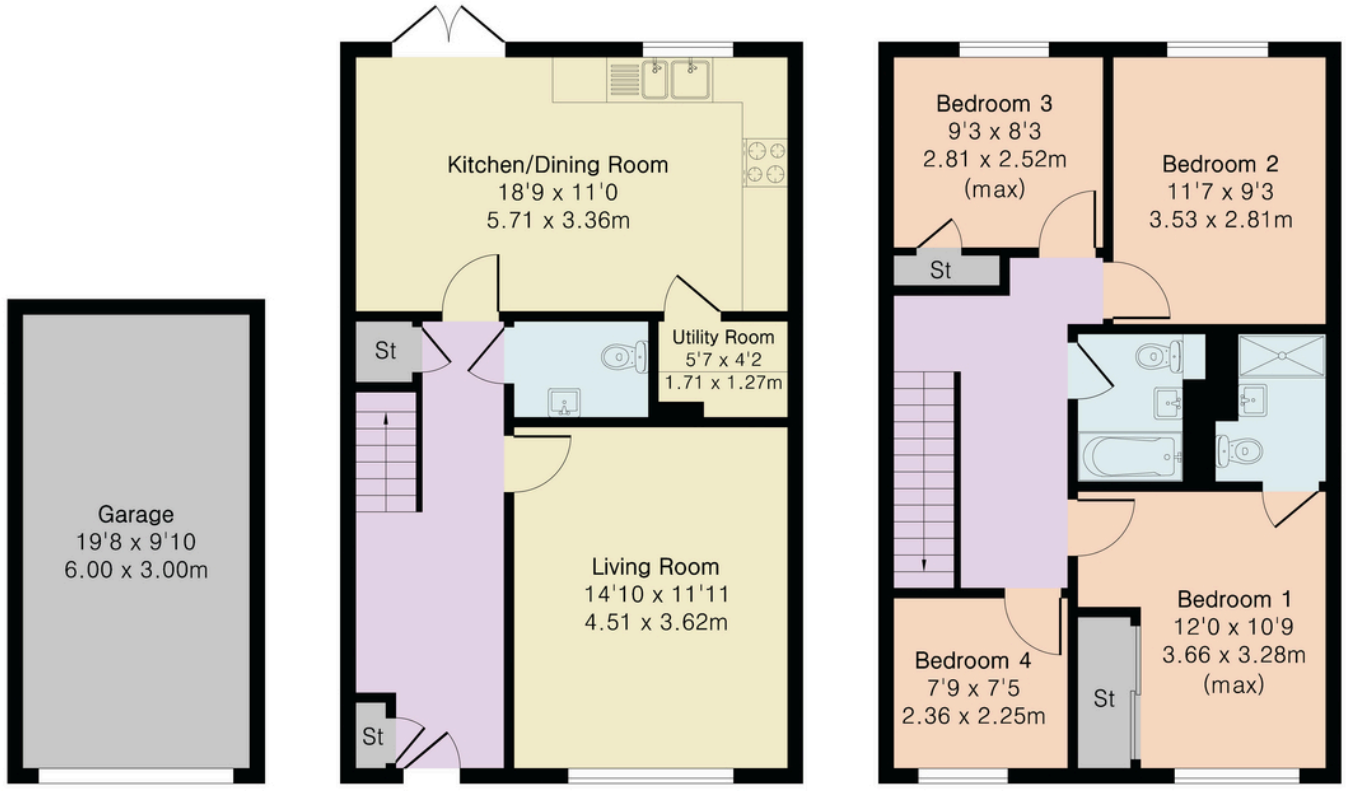
Didcot town centre offers comprehensive shopping, leisure and sporting facilities. The Orchard Centre provides a wide selection of shops, cafés and restaurants, alongside a multiplex cinema and the Cornerstone Arts Centre. Additional supermarkets, leisure facilities and community amenities are available throughout the town.

For commuters, Didcot Parkway provides regular mainline rail services to London Paddington in approximately 40 minutes, alongside connections towards Oxford, Reading and Bristol. The nearby A34 offers convenient road access towards Oxford and the M40 to the north, with connections towards Newbury and the M4 to the south. The development is also well positioned for the nearby Harwell Science and Innovation Campus and Milton Park employment centres.

Material Information
Construction: The property was built in 2020. - Heating: Gas central heating. - Utilities: Mains water, electricity and drainage. - Broadband: According to the Ofcom broadband checker, Ultrafast broadband is available at the property's postcode. - Mobile Coverage: The Ofcom checker indicates mobile coverage is available through the majority of network providers. Flood Risk: Government flood risk information generally identifies the address as having a very low risk of flooding. - Planning: The selling agent is not aware of any planning permissions that would negatively affect the property.

Approximate Gross Internal Area 1156 sq ft - 108 sq m (Excluding Garage)

Ground Floor Area 578 sq ft – 54 sq m
First Floor Area 578 sq ft – 54 sq m
Garage Area 194 sq ft – 18 sq m



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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.

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