



2 Rectory Cottages Lydalls Road, Didcot, OX11 7EA
Offers Over £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A unique slice of Didcot's heritage dating back to the 17th Century and having previously been a Church room, a Grade 2 listed thatched cottage located in the heart of Old Didcot offering over 1000sqft of internal living space.

With a south facing sunny garden and offering a wealth of period charm including exposed beams, an inglenook fireplace and lead lined windows, the property is situated set back from Lydalls Road in a setting of just two thatched cottages.

The ground floor accommodation offers two accesses to the property via a boot room and also the kitchen/dining room off the garden. The accommodation comprises of a kitchen/dining room with stone flooring, bathroom and a sizeable family sitting room with log burner. To the first floor are two large double bedrooms with vaulted ceilings and with fitted wardrobes to one.

Other benefits include a single garage, which is accessed via a private road to the rear of the cottages, as well as an enclosed and private rear garden with a seating area and timber-built workshop with power.





Key Features

- Located within Old Didcot's conservation area overlooking All Saints Church
- South facing rear garden with direct shared access to the garage
- Within a short walking distance of Didcot Parkway train station
- Family sitting room with brick fireplace and fitted log burner
- Two double bedrooms
- No onward chain

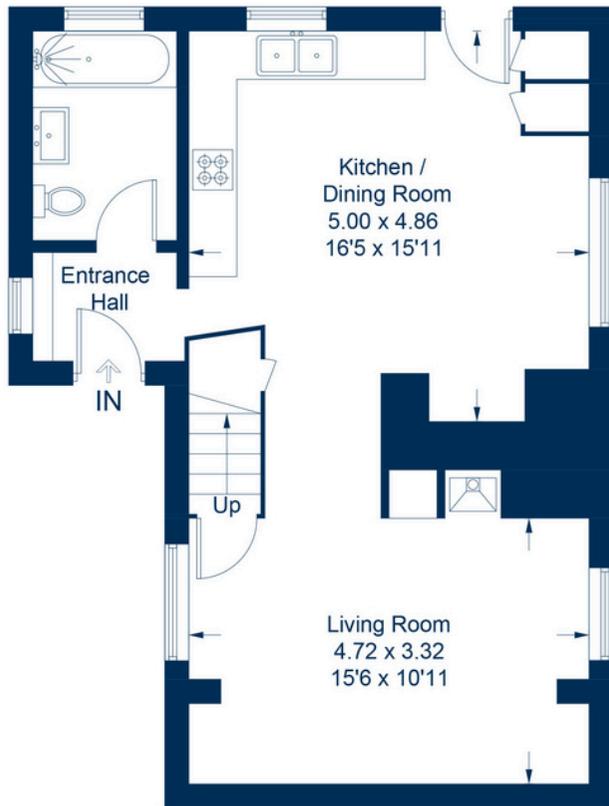
The Location

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).

Traditional timber framed cottage with thatched roof. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property



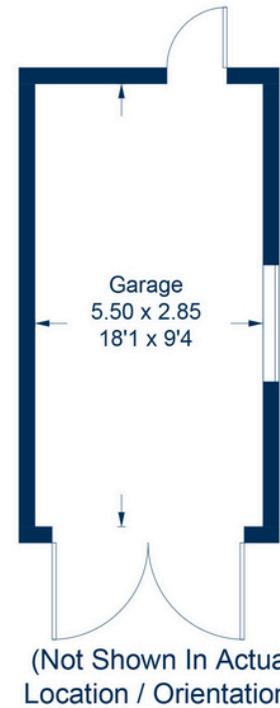
Approximate Gross Internal Area
 Ground Floor = 55.0 sq m / 592 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 117.4 sq m / 1,264 sq ft



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.

© CJ Property Marketing Ltd

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.

Didcot Office
 103 Broadway, Didcot
 Oxfordshire, OX11 8AL

T 01235 813 777
 E didcot@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

**THOMAS
 MERRIFIELD**
 SALES LETTINGS