



Combe Fell, Didcot, OX11 9SA
£429,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on Combe Fell within the popular Nobel Park development, this impressive three-bedroom home was constructed in 2025 by award-winning developer CALA Homes. Beautifully presented throughout, the property offers modern and versatile accommodation arranged across three floors, with several thoughtful improvements made by the current owners, including a landscaped rear garden and substantial garden outbuilding.

The ground floor begins with a welcoming entrance hall and convenient cloakroom with WC. To the front is a well-appointed kitchen/dining room, complete with integrated appliances and ample space for everyday dining. To the rear, a spacious living room overlooks the landscaped garden, providing a comfortable setting for relaxing and entertaining.

The first floor comprises two well-proportioned bedrooms, including a generous double with built-in wardrobes and an en-suite shower room, alongside a further small double bedroom and a modern family bathroom.

Occupying the second floor is an impressive principal bedroom suite, benefitting from its own en-suite shower room and walk-in wardrobe, creating an excellent degree of privacy and separation from the remaining accommodation.

Externally, the property benefits from driveway parking for several vehicles to the side. The rear garden has been thoughtfully landscaped with an extended patio, providing an attractive space for outdoor dining and entertaining, alongside a substantial garden shed offering excellent additional storage.





Key Features

- Modern three-bedroom CALA home built in 2025
- Spacious accommodation arranged across three floors
- Impressive principal suite with en-suite and walk-in wardrobe
- Two bedrooms benefitting from en-suite facilities
- Driveway parking for several vehicles
- Beautifully landscaped rear garden with substantial outbuilding
- EPC Rating: B
- Council Tax Band: C



The Location

Nobel Park is a popular modern residential development situated on the edge of Didcot, offering an attractive combination of contemporary homes, green open spaces and convenient access to the town's extensive amenities.

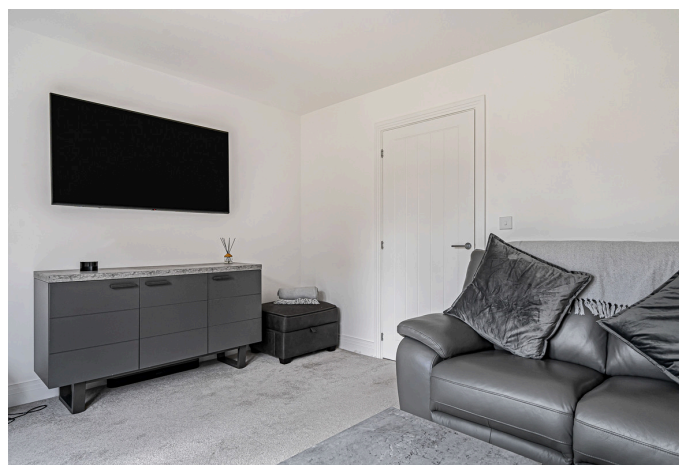
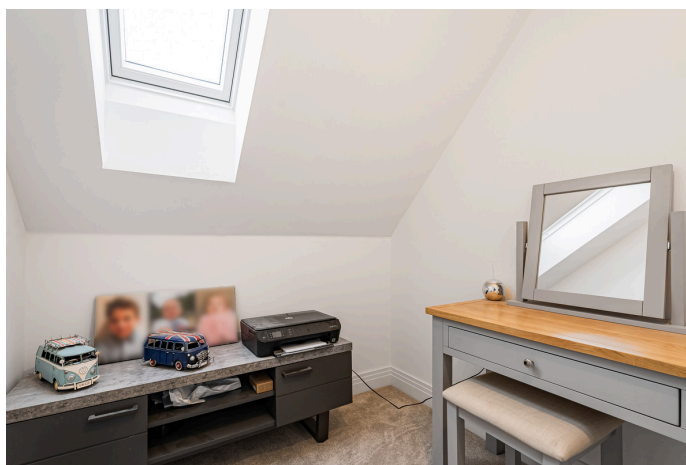
The development is particularly appealing to families and professionals, with nearby schooling, recreational spaces and countryside walks providing an excellent balance between modern living and outdoor leisure.

Didcot offers comprehensive shopping and leisure facilities, with the Orchard Centre providing a wide selection of shops, cafés and restaurants alongside a multiplex cinema and the Cornerstone Arts Centre. The town also benefits from a good selection of schools, sports facilities and recreational amenities.

For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 offers convenient access towards Oxford and connections with the M40 and M4.

Material Information

The property was constructed in 2025. Basic and Ultrafast broadband are available, with Sky and BT Fibre services available. Mobile coverage is reported as average to good across all suppliers, while the property is situated within an area identified as having a very low risk of flooding.

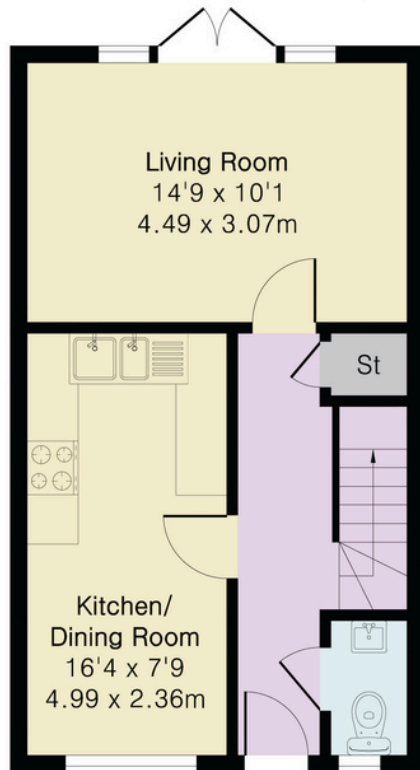


Approximate Gross Internal Area 1104 sq ft - 103 sq m

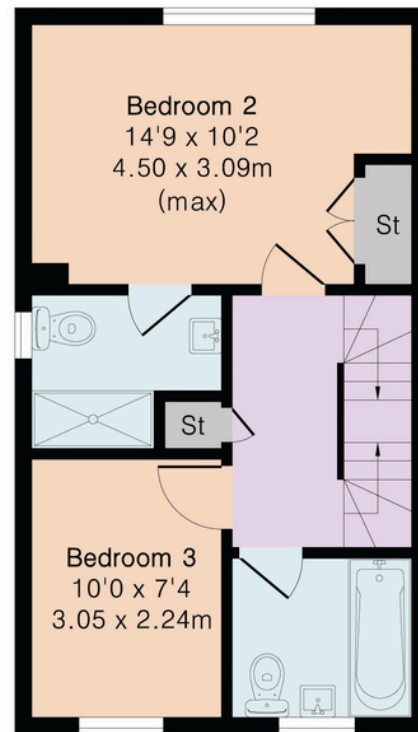
Ground Floor Area 396 sq ft – 37 sq m

First Floor Area 396 sq ft – 37 sq m

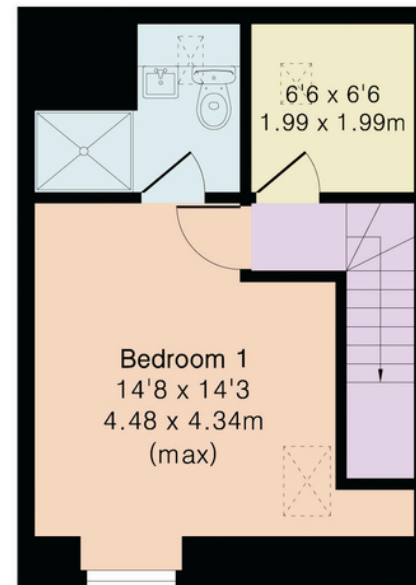
Second Floor Area 312 sq ft – 29 sq m



Ground Floor



First Floor



Second Floor

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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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