



35 Blackwater Way
Didcot, Oxfordshire, OX11 7RL



JAMESGESNER
- ESTATE AGENTS -



**35 Blackwater Way
Didcot
Oxfordshire
OX11 7RL**

GUIDE £600,000 FREEHOLD

In our opinion occupying one of the best positions within the ever-popular Ladygrove Estate, this spacious four-bedroom, three reception room detached family home was built by Croudace to the popular 'Palm' design, combining generous accommodation with front and rear gardens and a double garage.



The welcoming entrance hall immediately sets the tone, leading to a thoughtfully designed ground floor that offers exceptional flexibility. A spacious 16ft living room provides an inviting space to relax, complemented by a separate dining area for more formal entertaining with sliding doors to the rear garden. The kitchen enjoys ample workspace and storage, whilst a dedicated study and cloakroom complete the ground floor accommodation.

Upstairs, four well-proportioned bedrooms provide comfortable family accommodation, with the principal bedroom benefiting from its own en-suite shower room and double fitted wardrobes. A modern family bathroom serves the remaining bedrooms (a good double and tow small doubles).



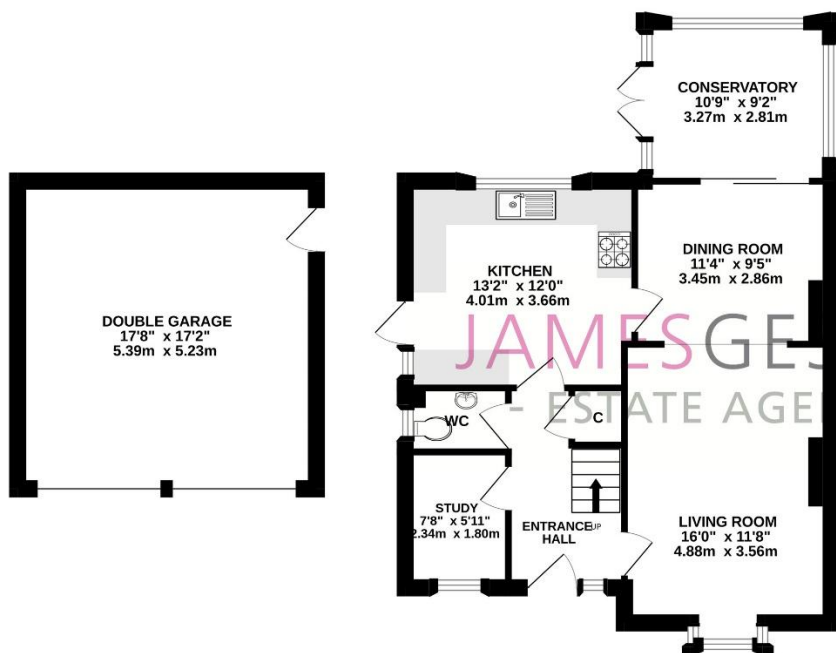
Outside, the property you will find low-maintenance front and rear gardens, providing the perfect balance of practicality and outdoor enjoyment. A double garage, useful storage shed and driveway parking for up to four vehicles ensure excellent convenience for growing families and visiting guests alike.

Ladygrove remains one of Didcot's most sought-after developments, renowned for its family-friendly atmosphere, exceptional convenience and abundance of green open spaces. Didcot Parkway is within easy reach, offering excellent rail connections to Oxford, Reading and London Paddington, whilst a comprehensive range of everyday amenities—including local shops, a doctor's surgery, pharmacy, public house, nursery and pre-school—are all close at hand.

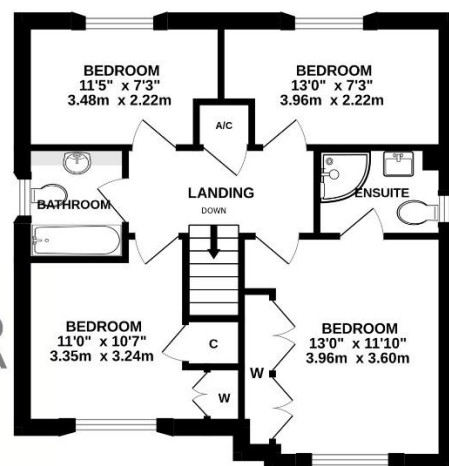
At the heart of the development lies the impressive Ladygrove Park, extending to approximately 2.5 acres and offering superb leisure facilities including children's play areas, football pitches, tennis courts, a basketball court, skate park and five-a-side football goals. Combined with highly regarded local schooling, it is easy to see why Ladygrove continues to be one of the area's most desirable places to call home.



GROUND FLOOR
996 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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