Roman Place, Didcot, OX11 7ER

£750,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

An incredibly rare opportunity to acquire this detached family home located along this cul-de-sac of just four detached dwellings.

Enjoying a pleasant and secluded garden plot backing on to All Saints Church, the property comes to the market for the first time in over two decades offering sizeable accommodation over two floors.

The ground floor living space offers ample and versatile accommodation with the use of three sizeable reception rooms, a large entrance hall, cloakroom and kitchen/breakfast room with access to the rear garden.

On the first floor and accessible from the main landing, are four large double bedrooms with the main bedroom being accompanied by an en-suite shower room and built wardrobes. Furthermore there is a family bathroom with three-piece suite.

Externally, the property benefits from ample off-street driveway parking to the front of the detached double garage. A timber gated side access leads to the mature and large rear garden, which is enclosed by a number of tree and with well stocked borders.

For full appreciation of its position, accommodation and location; an early viewing is highly advised.

Key Features

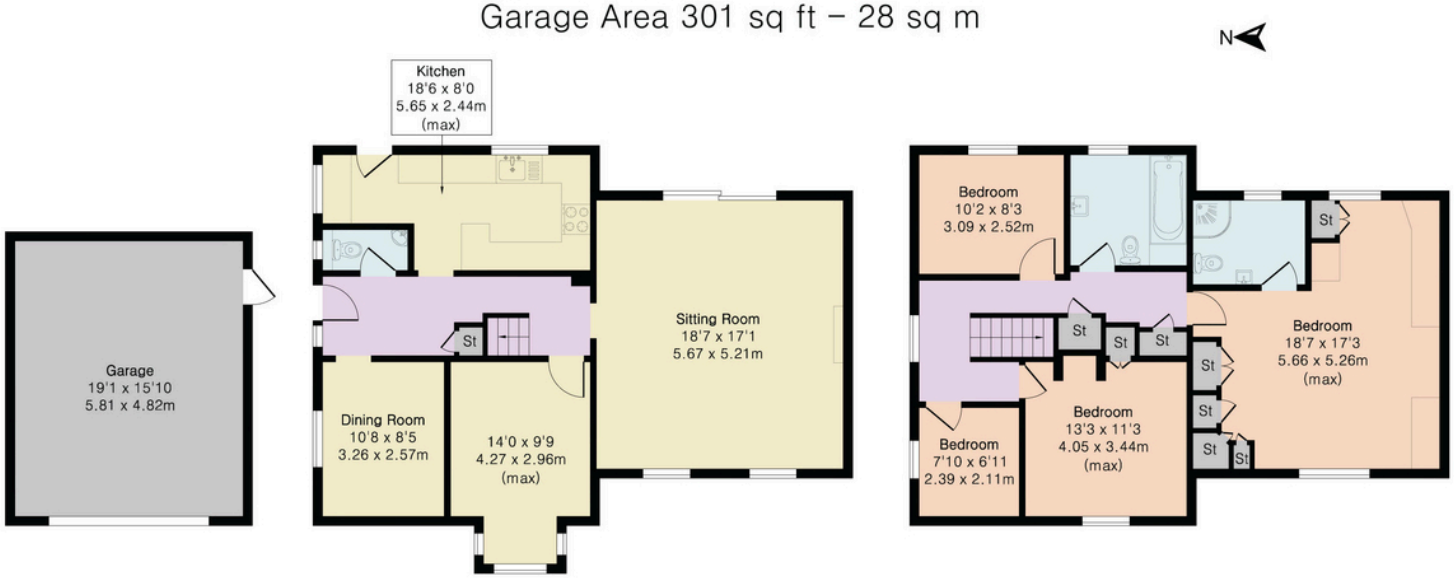
- NO ONWARD CHAIN
- Rarely available detached home on this secluded cul-de-sac
- Within short walking distance to Didcot Parkway Train Station
- Enclosed & private rear garden backing on to All Saints Church
- Off street driveway parking and detached double garage
- Large principle bedroom with built in wardrobes and en-suite shower room
- Located on a desirable and quiet cul-de-sac consisting of just 4 detached dwellings
- EPC Rating: D
- Council Tax: E

The Location

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).

The property is connected to mains gas, electricity, water and drainage.
Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low risk of flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Approximate Gross Internal Area 1597 sq ft - 148 sq m
(Excluding Garage)
Ground Floor Area 807 sq ft – 75 sq m
First Floor Area 790 sq ft – 73 sq m
Garage Area 301 sq ft – 28 sq m



Garage Ground Floor First Floor

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