



Manor Road, Didcot, OX11 7JZ

Offers Over £685,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Built in 2016, this attractive double-fronted four-bedroom detached home is situated on the highly sought-after Manor Road in central Didcot and is offered for sale with no onward chain.

Set back from the road, the property provides well-proportioned accommodation throughout, with an abundance of natural light. The ground floor comprises a welcoming entrance porch, spacious hallway, cloakroom/WC and a generous dual-aspect sitting room.

The standout feature is the substantial open-plan kitchen/dining room extending to over 460 sq ft, complete with integrated appliances, underfloor heating and a separate utility room. The dining area benefits from a triple aspect, including bi-fold doors opening onto the rear garden.

Upstairs, there are three double bedrooms, including a principal bedroom with en-suite shower room, together with a fourth single bedroom. The remaining bedrooms are served by a contemporary family bathroom. Bedroom three also features a Juliet balcony overlooking the rear garden.



Outside, the south-facing rear garden offers a good degree of privacy and is mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. The property benefits from three allocated parking spaces on a shared driveway, with additional on-street permit parking available, if required.



## Key Features

- Offered to the market with no onward chain.
- An extremely well proportioned four bedroom house.
- Located within the very popular Manor Road in central Didcot.
- En-suite in master bedroom.
- Impressive and private south facing garden
- Private parking for 3 cars.
- Council Tax Band: F
- EPC Rating: B





## The Location

Manor Road lies within the Old Didcot conservation area set against a variety of period and individual character properties. This unique location is most conveniently placed for access to Didcot Parkway (under 0.4 miles) and the centre of town.

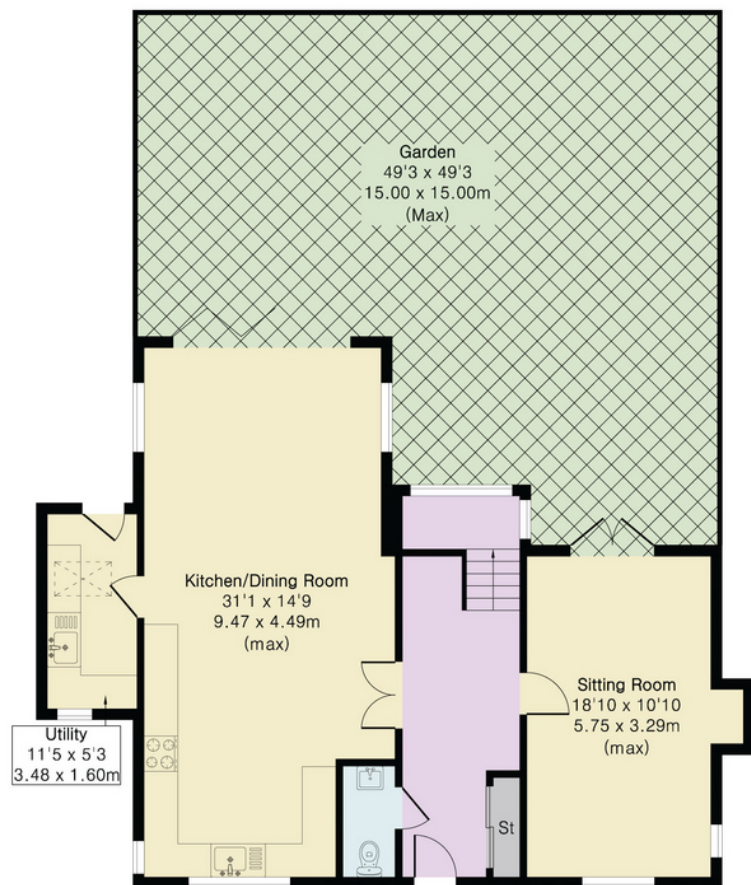
The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://checker.ofcom.org.uk)) According GOV.UK Flood Risk, this property has a very low risk of flooding. Please be advised that the property sits within 'Old Didcot' Conservation area.



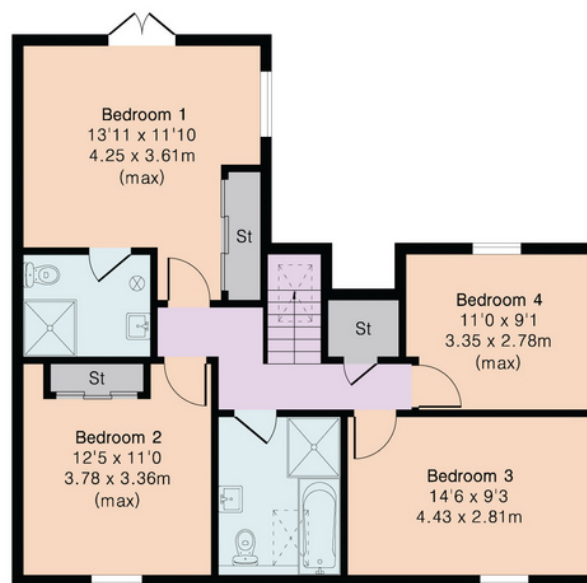
## Approximate Gross Internal Area 1679 sq ft - 156 sq m

Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 783 sq ft – 73 sq m



Ground Floor



First Floor

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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.

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