



Mowbray Road, Didcot, OX11 8SU
£515,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented and extended four bedroom house quietly situated at the head of a cul-de-sac overlooking the Mowbray Fields Nature Reserve.

Originally dating from the 1960's, this spacious property has been extended to both the side and rear. The versatile layout includes an impressive re-fitted family kitchen/dining room, a generous L-shaped sitting room and an additional study/family room. Upstairs are four bedrooms, a family bathroom and an en-suite shower room to the main bedroom.

Features include gas central heating, double-glazed replacement windows, a ground floor cloakroom and double width block pave driveway. There is a private west facing garden adjoining the Nature reserve at the rear.

Mowbray Road is a most convenient location on the south side of town just 0.3 miles from local shops at the Cockcroft shopping parade and Northbourne primary school. Central Didcot and The Orchard Centre are under a mile away with Didcot Parkway offering a fast rail link to London Paddington is approximately 1.5 miles distant.





Key Features

- Four Bedrooms
- En-suite shower room to principle bedroom
- Large kitchen/dining room
- Study/family room
- Gas central heating
- West facing gardens
- UPVC double-glazed windows
- L-shaped sitting room with patio doors to garden
- Double with driveway
- Council Tax Band: C



The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 approx. 40 minutes.

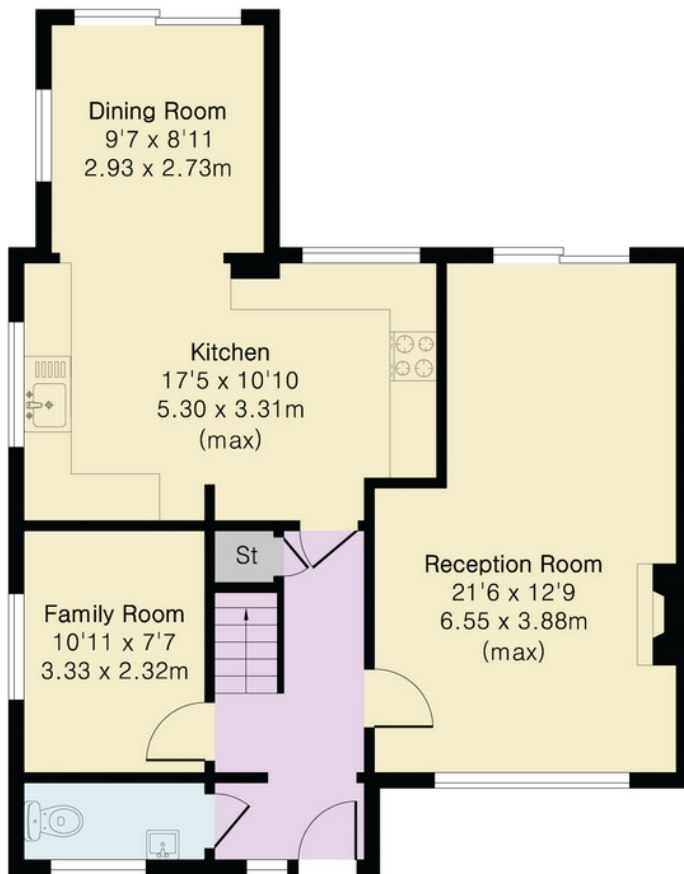
Material information. The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/broadbandchecker/)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/mobilecoverage/)) According GOV.UK Flood Risk, this property has a very low risk of flooding. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed but prospective buyers must take their own advice.



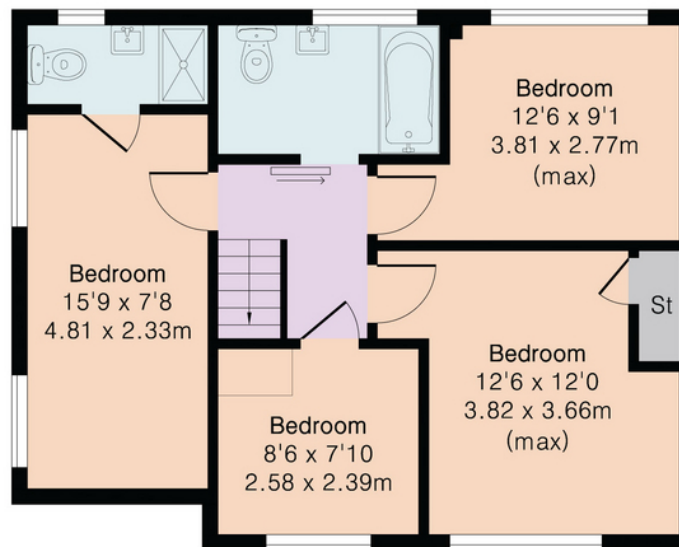
Approximate Gross Internal Area 1308 sq ft - 121 sq m

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 575 sq ft – 53 sq m



Ground Floor



First Floor

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.

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