



Stonor Close, Didcot, OX11 7LF

£350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Tucked away within a quiet cul-de-sac that sits only 0.3 miles away from Didcot Parkway train station is this extremely well presented three bedroom house on Stonor Close.

The property has been modernised throughout and the ground floor accommodation comprises of an entrance hall, convenient cloakroom, a bright open-plan living and dining area with French doors opening onto the quiet west-facing garden, allowing plenty of natural light and a smart and modern kitchen with good storage and workspace.

On the first floor are two double bedrooms and one single room, with the principle bedroom offering an en-suite, there is a first floor family bathroom and an air conditioning unit has been installed on the landing.

Moving outside, the private garden faces west and features a garden office room.





## Key Features

- Located within a 7 minute walk from Didcot Parkway.
- Three bedroom home.
- Useful ground floor cloakroom
- Garden office
- Principle bedroom with en-suite
- Stonor Close is a quiet cul-de-sac located just off the popular Lydalls Road.
- EPC rating: C
- Council Tax Band: C



## 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).

Some material information to note:

Tenure: Freehold Mains services - Gas, electric, water and drainage. Flood risk - Very Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker. Mobile and data signals are good with a range of providers with the possible exception of three. We are not aware of any covenants or restrictions that may negatively affect the property. We are not aware of and adjacent planning consents that might affect value. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Thomas Merrifield and their clients give notice that:

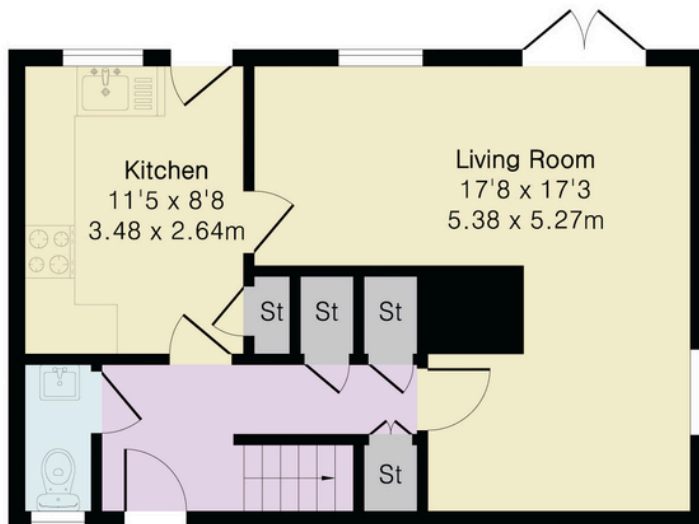
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

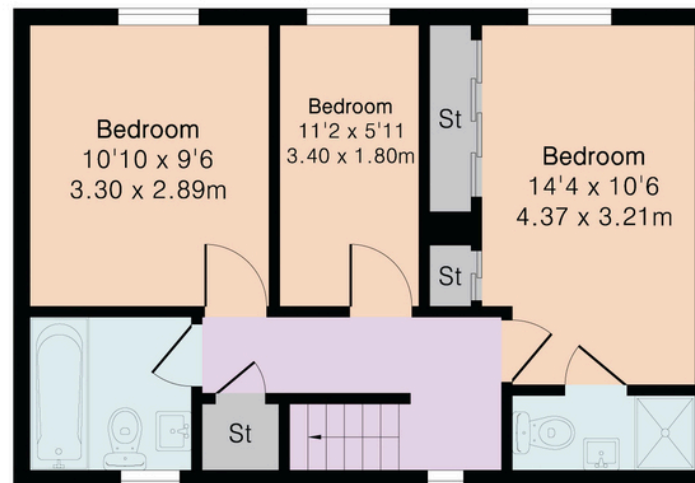
## Approximate Gross Internal Area 932 sq ft - 86 sq m

Ground Floor Area 466 sq ft – 43 sq m

First Floor Area 466 sq ft – 43 sq m



Ground Floor



First Floor

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