Barleyfields, Didcot, OX11 0BH

Guide Price £725,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS

The Property

Situated on Barleyfields, a highly desirable close in the heart of Didcot, this substantial five-bedroom detached home offers spacious and versatile accommodation, generous parking, an integral garage and a private rear garden with a purpose-built home office.

The ground floor provides an excellent balance of living and entertaining space, featuring a versatile study or playroom, a bright dual-aspect living room and a sun room overlooking the rear garden, which flows seamlessly into the kitchen/breakfast room. A spacious utility room and separate cloakroom complete the ground floor.

Upstairs, there are five generously proportioned bedrooms, with ample built-in storage throughout. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property features an attractive landscaped frontage, a driveway providing parking for several vehicles and an integral single garage. The private, enclosed rear garden is predominantly laid to lawn and includes a substantial purpose-built outbuilding, divided into two separate areas. One provides practical garden storage, while the other is insulated and equipped with power and Wi-Fi, making it ideal for use as a home office or workshop.

Key Features

- Substantial five-bedroom detached family home
- Highly desirable central Didcot cul-de-sac location
- Excellent selection of flexible reception spaces
- Five generous bedrooms with excellent built-in storage
- Insulated and powered home office with dedicated Wi-Fi
- Integral garage and driveway parking for several vehicles
- EPC Rating: C
- Council Tax Band F

The Location

Barleyfields occupies an enviable position within Didcot, offering convenient access to the town's extensive amenities while being tucked away within an established residential close. The nearby Orchard Centre provides a broad selection of shops, cafés and restaurants alongside a multiplex cinema and the Cornerstone Arts Centre, with further leisure and sporting facilities available throughout the town.

Didcot is particularly well placed for commuters, with Didcot Parkway providing direct mainline rail services to London Paddington in approximately 40 minutes. Excellent road connections are also available via the nearby A34, providing access towards Oxford and the M40 to the north and the M4 to the south.

Material Information

The property is Freehold, of brick-built construction and connected to mains gas, electricity, water and drainage. According to Ofcom, Ultrafast Broadband is available at the property, with good mobile coverage across most providers. According to the GOV.UK Flood Risk service, the property is situated within an area identified as having a very low risk of flooding. For further information relating to the Register of Title, including any applicable rights, restrictions, covenants or easements, please contact the estate agent.

Asbestos Information: As the property predates 2000, certain building materials may contain asbestos, including Artex finishes, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging or insulation. These materials are generally considered safe unless disturbed; however, prospective buyers should seek their own professional advice. No asbestos survey has been commissioned by the selling agent.

Approximate Gross Internal Area 1756 sq ft - 163 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 1015 sq ft – 94 sq m
First Floor Area 793 sq ft – 74 sq m
Garage Area 137 sq ft – 13 sq m
Outbuilding Area 103 sq ft – 10 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

THOMAS MERRIFIELD
SALES LETTINGS

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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS