Cherwell Close, Didcot, OX11 7UF

Offers Over £540,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A delightfully positioned and detached family home located on this established cul-de-sac within the Ladygrove development.

The property is located along a residential cul-de-sac consisting of detached homes and occupies a pleasant spot offering ample off-street parking to the front of the property with the potential to expand. Internally, it has benefitted from a number of improvements during its time including the open planning of the kitchen/dining room, partial double garage conversion to add additional reception space and renovations to the first-floor bathrooms.

The ground floor accommodation offers flexible accommodation via a large family sitting room with bay window, play room, study, renovated open plan kitchen/ dining room with integrated kitchen appliances and utility room. To the first floor are four well proportioned bedrooms with its principle bedrooms offering approximately 2875sq ft of floor space as well as being accompanied by ample built in storage and an en-suite shower room. Further to the first floor is a renovated three-piece family bathroom.

It’s sunny and brick walled garden is laid to matured beds nestling the borders as well as a pleasant paved seating area and garden laid mostly to lawn.

Key Features

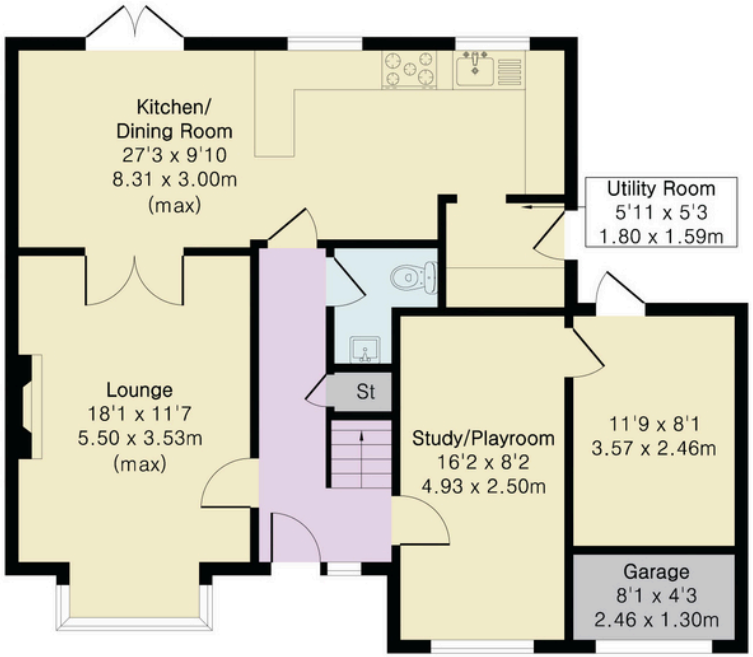
- • Partial garage conversion creating additional reception room and home office
- Open plan kitchen dining room with renovated kitchen and integrated kitchen appliances
- Ample driveway parking for a minimum of 3 vehicles
- Impressive main bedroom with bay window, fitted wardrobes and en-suite shower room
- Desirable cul-de-sac location within the popular Ladygrove development
- Within walking distance to an array of amenities including Ladygrove Park Primary School, Didcot Parkway Train Station and shopping amenities within the centre of the development
- EPC Rating: C

The Location

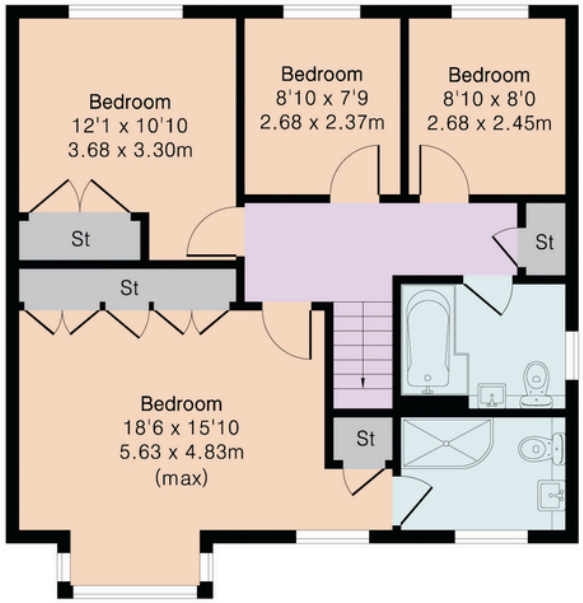
The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 called the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead 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).

Approximate Gross Internal Area 1559 sq ft - 144 sq m (Excluding Garage)

Ground Floor Area 844 sq ft – 78 sq m
First Floor Area 715 sq ft – 66 sq m
Garage Area 34 sq ft – 3 sq m



Ground Floor



First Floor

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