



19 Beckett Drive, Radley, OX14 3EY

Guide Price £430,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

The property is arranged over two floors and offers well-balanced, contemporary accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge with useful under-stairs storage, a modern kitchen/dining room positioned at the rear of the home, and a convenient downstairs cloakroom. The kitchen is fitted with a range of integrated appliances, and hardwood flooring runs throughout the ground floor, enhancing both style and durability.

On the first floor are two generous double bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A well-appointed family bathroom serves the remainder of the floor, complemented by an airing cupboard on the landing and built-in storage within the second bedroom.

Externally, the rear garden features an insulated outbuilding, ideal for use as a home office, gym, or garden room. This impressive addition allows both bedrooms to remain dedicated sleeping spaces rather than sacrificing one for workspace. The garden also provides direct access to the driveway, which offers parking for two vehicles.



The property is designed with sustainability in mind and benefits from eco-friendly features including an air-source heat pump and solar panels, delivering energy-efficient and cost-effective living.



## Key Features

- Eco-Friendly Home
- 2 Bed Terrace with Home Office
- Ample Off Road Parking
- Solar Panels & Air Source Heat Pump
- Kitchen with Built In Appliances
- En-suite Off Primary Bedroom
- EPC: A
- Council Tax: D

## The Location

Forming part of PYE Homes innovative and highly acclaimed Church Farm development, comprising an eclectic range of highly advanced and architecturally interesting homes, contributing to a unique residential village environment, and conveying a lovely sense of well-being. Just 3 miles north of Abingdon and 6 miles south of Oxford, Radley is a modest size village providing a community store, pub/restaurant, church, primary school, community centre, renowned Radley College, regular public transport service and branch line railway station connecting to Oxford and Didcot parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes.

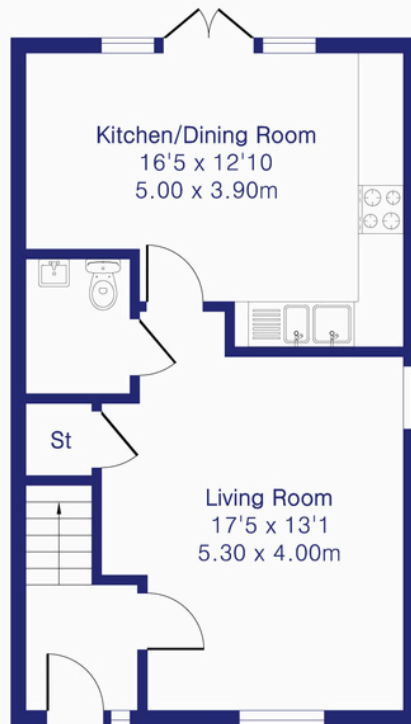


## Approximate Gross Internal Area 1021 sq ft - 96 sq m (Including Outbuilding)

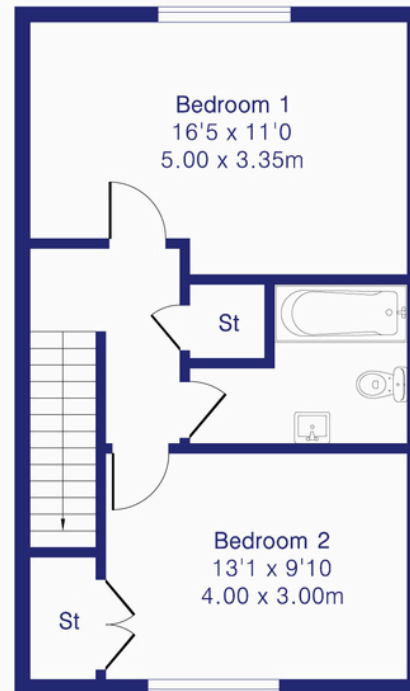
Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 470 sq ft – 44 sq m

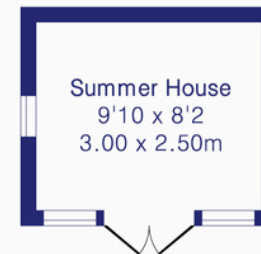
Outbuilding Area 81 sq ft – 8 sq m



Ground Floor



First Floor



Outbuilding



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.



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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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