



Furrow Corner, Didcot, OX11 6JT

£800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located on the edge of the sought-after Dida Gardens development, this generous family home offers nearly 2,000 sq ft of living space.

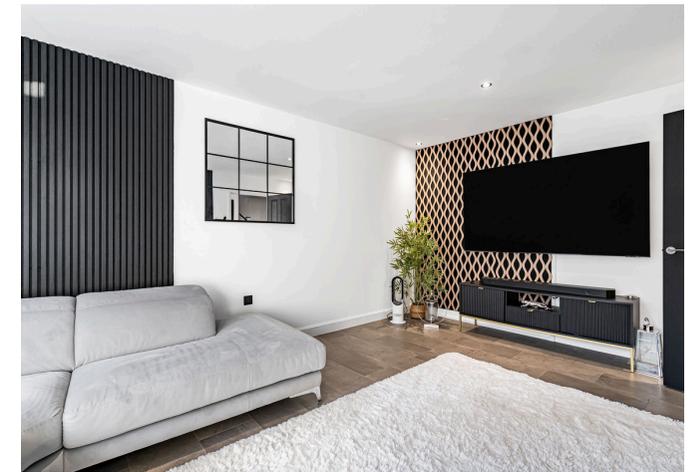
The entrance hall is generous in size, bright and benefits from high ceilings. The ground floor offers three separate reception rooms, each providing flexibility for use as a formal living room, study, playroom, or games room. The largest reception room features French doors opening directly onto the garden.

The heart of the home is the stunning kitchen/dining room, spanning nearly 400 sq ft. The kitchen is immaculate and contemporary, complete with fully integrated appliances, underfloor heating, and a central island with seating. The dining area comfortably accommodates a six-seater table, with natural light flooding in through numerous windows and French doors. These doors lead to a south-facing patio, perfect for enjoying the garden.

On the first floor, there are five bedrooms served by three bathrooms. Two of the larger bedrooms feature en-suite facilities, with the master bedroom benefiting from a four-piece en-suite. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from a large driveway providing parking for several vehicles, as well as a substantial double garage. The private driveway can accommodate up to six cars. There is side access to the garden, which is south-facing and offers a high degree of privacy. The property also has owned solar panels, which contribute to significant energy savings.





Key Features

- Stretching to nearly 2000sqft of living accommodation.
- Five bedrooms with three bathrooms, including two en-suites and a four-piece master suite.
- Three separate reception rooms plus a 400 sq ft kitchen/dining area with central island and underfloor heating.
- South-facing, private garden with patio and side access.
- EPC Rating: B
- Council Tax Band: F
- Estate Management Charge: 280.26 per annum



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex 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 from Didcot Parkway into London Paddington approx. 40 minutes.

Some material information to note.

Tenure - Freehold

Estate Charge of £280.26 annually but paid in two installments every 6 months to Warwick Estates. The property is of brick built construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage on a range of phone providers (checker.ofcom.org.uk). According GOV.UK Flood Risk, this property has a very low flood risk. For any information relating to the register of title, please contact the agent.



**Approximate Gross Internal Area 1950 sq ft - 181 sq m
(Excluding Garage)**

Ground Floor Area 1006 sq ft – 93 sq m

First Floor Area 944 sq ft – 88 sq m

Garage Area 389 sq ft – 36 sq m



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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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