



Tom Gaughan Way, Didcot, OX11 6JD

Guide Price £490,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated in a tucked-away position within the popular Brunel Rise development, this beautifully presented four-bedroom detached home enjoys an attractive open outlook across fields to the front. Built in 2020, the property is the sought-after Monkford design, offering spacious family accommodation alongside a range of high-quality upgrades and improvements.

The ground floor comprises a welcoming entrance hall, a bright and spacious sitting room overlooking the open fields, and a generous kitchen/dining room, providing an excellent space for family living and entertaining. The kitchen has been further enhanced by the current owners with a stylish breakfast bar island, finished to match the original specification. There is also a practical separate utility room. Upstairs, the first floor offers four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, alongside a family bathroom. The property benefits from numerous upgraded finishes selected during construction, complemented by tasteful redecoration throughout. Outside, the recently landscaped rear garden features an attractive patio, a separate decking area, lawn and well-stocked planting borders, creating an inviting space for outdoor dining and relaxation.

Material Information

Construction: The property was built in 2020. - Heating: Gas central heating. - Utilities: Mains water, electricity and drainage. - Broadband: According to the Ofcom broadband checker, Ultrafast broadband is available at the property's postcode. - Mobile Coverage: The Ofcom indicates mobile coverage is available through the majority of network providers. Flood Risk: Government flood risk information identifies as having a very low risk of flooding.





Key Features

- Beautifully presented four-bedroom detached Monkford design
- Tucked-away position with open field views to the front
- Spacious kitchen/dining room with upgraded breakfast bar island
- Four bedrooms, principal with en-suite shower room
- Recently landscaped garden with patio and decking areas
- Built in 2020 with numerous high-quality upgrades
- Council Tax Band: E
- EPC Rating: B



The Location

Brunel Rise forms part of the wider Great Western Park area on the western side of Didcot, offering a popular residential setting with modern family homes, landscaped green spaces and convenient access to local amenities.

Great Western Park has developed into an established community, benefitting from local shops, cafés, schools, nurseries, play areas and recreational facilities. Nearby Boundary Park provides sports pitches, open green spaces and opportunities for outdoor activities, making the area particularly appealing to families.

Didcot town centre offers comprehensive shopping, leisure and sporting facilities. The Orchard Centre provides a wide selection of shops, cafés and restaurants, alongside a multiplex cinema and the Cornerstone Arts Centre. Additional supermarkets, leisure facilities and community amenities are available throughout the town.

For commuters, Didcot Parkway provides regular mainline rail services to London Paddington in approximately 40 minutes, alongside connections towards Oxford, Reading and Bristol.

The nearby A34 offers convenient road access towards Oxford and the M40 to the north, with connections towards Newbury and the M4 to the south. The development is also well positioned for the nearby Harwell Science and Innovation Campus and Milton Park employment centres.

Planning: The selling agent is not aware of any planning permissions that would negatively affect the property.



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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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**Approximate Gross Internal Area 1172 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 586 sq ft – 54 sq m

First Floor Area 586 sq ft – 54 sq m

Garage Area 160 sq ft – 15 sq m

