



16 Hamble Road, Didcot, OX11 7QS

Offers Over £290,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain and situated on the popular Ladygrove development, is this two double bedroom coach house offering spacious accommodation throughout.

The property comprises accommodation of entrance hall, ground floor bedroom, which could also be used as a second reception room, with French doors leading out onto the garden. On the first is a light and airy open plan living/dining area, a kitchen with built in appliances, a large principal bedroom and modern bathroom.

Additional benefits include driveway parking for two vehicles, gas fired central heating, with a new boiler as of 2024 and UPVC double glazed windows.

For the size, presentation and location to be fully appreciated a viewing is highly recommended.

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics, mains drainage. The property has allocated parking spaces. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability could be compromised with some other major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent.







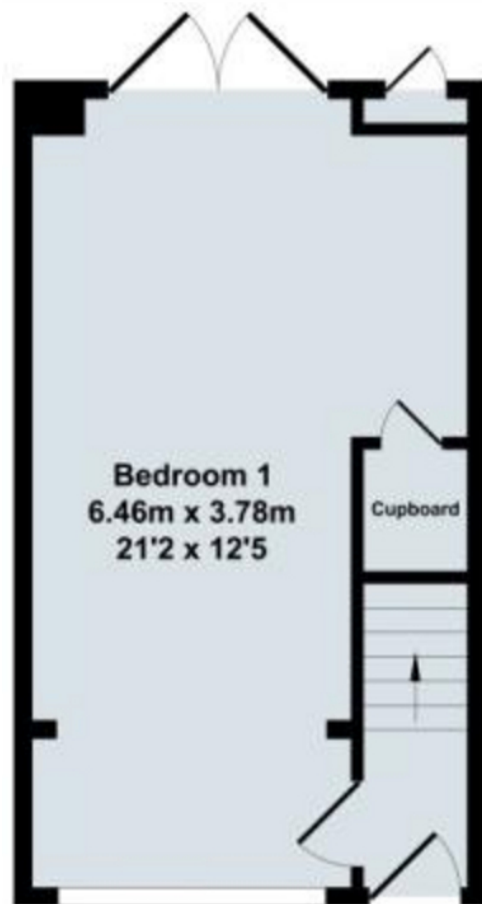
## Key Features

- Offered to the market with no onward chain.
- Two double bedrooms.
- Light and airy open plan living/dining area.
- Kitchen with built in appliances.
- Situated on the popular Ladygrove development.
- Driveway parking for two vehicles.
- Newly fitted boiler in 2024.

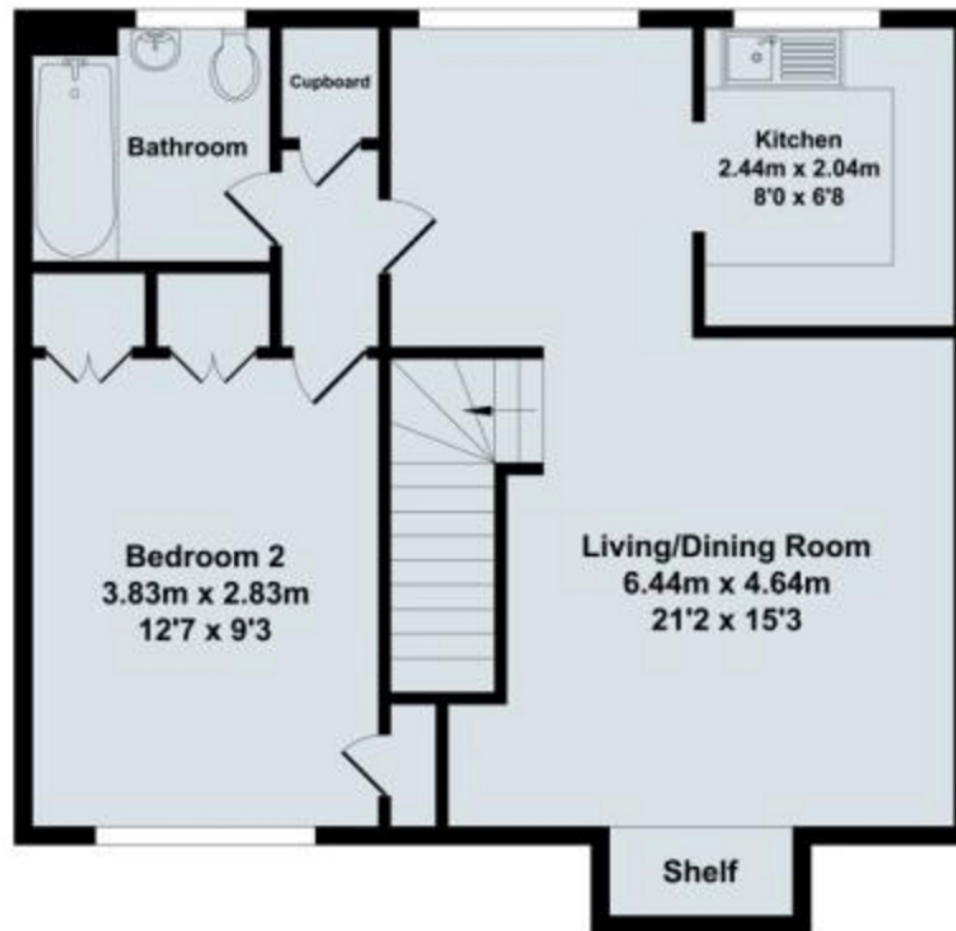
## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named 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).





Ground Floor  
Approx. Floor  
Area 22.86 Sq.M.  
(246 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 50.40 Sq.M.  
(543 Sq.Ft.)

Total Approx. Floor Area 73.26 Sq.M. (789 Sq.Ft.)

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](mailto:didcot@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

**THOMAS  
MERRIFIELD**  
SALES LETTINGS