



Blackthorn Road, Didcot, OX11 6AY  
£525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Located on Blackthorn road is this extended, immaculately presented four bedroom family home on the Great Western Park development.

After completing a double storey extension, this beautiful detached family home is ready for its new owner.

Upon entering, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. To the right is the main reception room, while to the left a dedicated office/study caters to those working from home. A convenient downstairs cloakroom is also accessible from the hallway.

A fantastic open plan kitchen/dining/ living area is part of the impressive extension. The modern kitchen boasts integrated appliances and a substantial central island, Adjacent to the kitchen is a separate utility room and two separate double doors that take you to the bright and spacious garden.

On the first floor is the family bathroom and four well-proportioned bedrooms, three of which are generous double rooms, and two with en-suite shower rooms.

Externally there is an extremely well kept garden and a garage which has been partly converted to an office. There is a private driveway with off street parking.







## Key Features

- Immaculately presented four bedroom family home.
- Private driveway parking with garage.
- Large open plan kitchen / dining room with double doors leading to the garden.
- Double storey extension to the rear of the property.
- Two en-suites.
- Located within Great Western park.







## The Location

Located within the thriving Great Western Park community, residents benefit from a host of amenities, including schools, shops, and recreational facilities, all within easy reach. Excellent transport links, such as nearby Didcot Parkway station, ensure convenient connectivity to London, Oxford, and beyond.

Material information to note:

The property is connected to mains gas, electricity, water and drainage.

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadbandchecker/broadbandchecker.aspx)). Mobile Coverage - according to Ofcom, there is fair coverage ([checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/mobile/mobilecoverage/mobilecoverage.aspx)) According GOV.UK Flood Risk, this property has a very low flood risk

For any information relating to Restrictions, Covenants or Easements from the Title Register then please do get in touch.





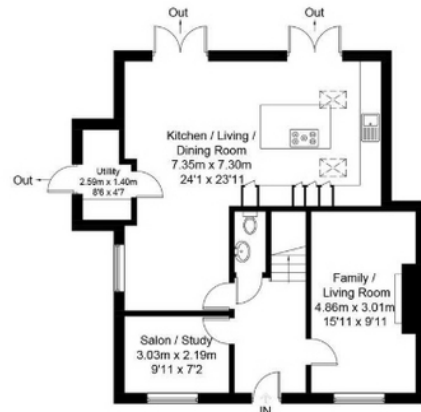
## Blackthorn Road, OX11

Approximate Gross Internal Area = 139.6 sq m / 1502 sq ft

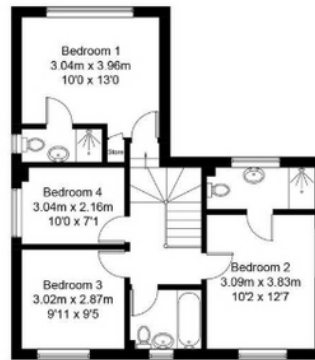
Garage / Office = 20.0 sq m / 215 sq ft

Total = 159.6 sq m / 1717 sq ft

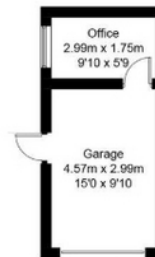
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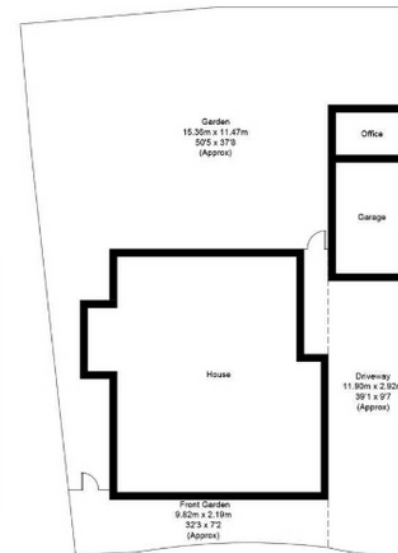
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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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.

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