



**16 Larch Drive,
Didcot, Oxfordshire, OX11 6DX**

16 Larch Drive, Didcot, Oxfordshire, OX11 6DX

Located on this highly regarded development is this exceptionally well-presented four bedroom detached house with study, garage, and particularly impressive 25ft kitchen-diner backing on to the garden.

This immaculate family home comprises entrance hall, study, cloakroom, 16ft main lounge, and lovely kitchen-diner with integrated appliances and part glass ceiling. On the first floor there is a modern four piece family bathroom, and four very generous bedrooms; the principal bedroom with fitted wardrobes and en-suite shower room. To the rear of the property there is a predominantly lawned garden with side access, and rear access; which leads to a driveway and garage with light & power.

This ideal family home occupies a lovely spot on the highly regarded 'Greenway' development and enjoys a close proximity to open fields. For the size, location, and presentation to be fully appreciated; it must be viewed.

The town of 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, approx. 40 minutes.





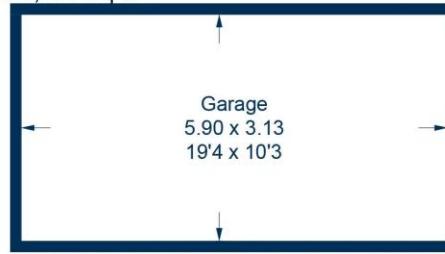
- Exceptionally well-presented four bedroom detached house.
- Very impressive 25ft kitchen-diner backing on to the garden.
- Study.
- Driveway & garage.
- Genuinely good size bedrooms; master with en-suite.
- Highly regarded location close to open fields.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 62.1 sq m / 668 sq ft
 First Floor = 56.6 sq m / 609 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 137.3 sq m / 1,477 sq ft



THOMAS
 MERRIFIELD
 SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL
 didcot@thomasmerrifield.co.uk
 Tel: 01235 813777

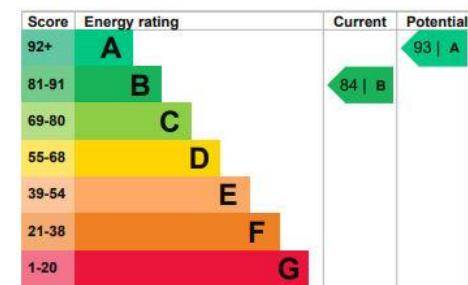


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

First Floor



Important Notice

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.