



16 Larch Drive,
Didcot, Oxfordshire, OX11 6DX

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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

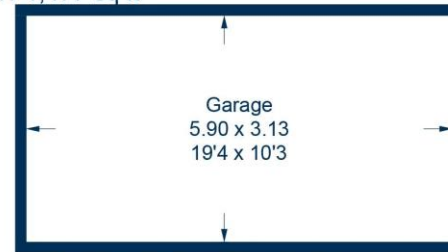
Approximate Gross Internal Area
 Ground Floor = 62.1 sq m / 668 sq ft
 First Floor = 56.6 sq m / 609 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 137.3 sq m / 1,477 sq ft



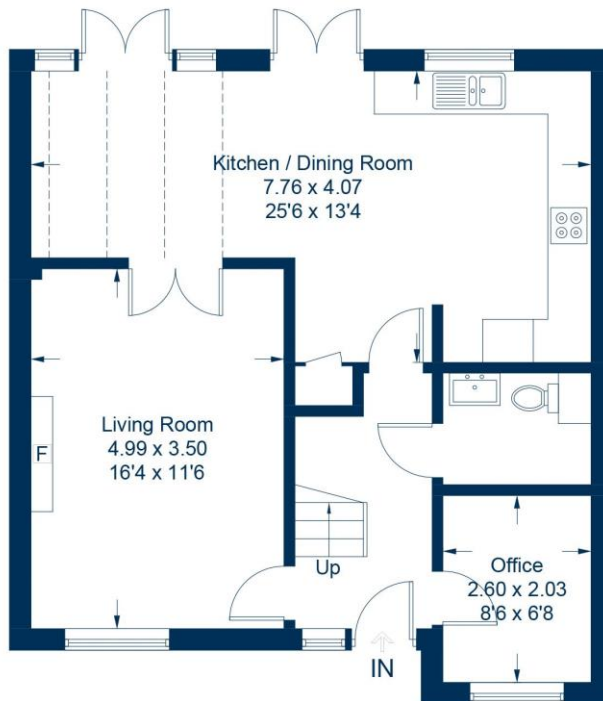
**THOMAS
MERRIFIELD**

SALES LETTINGS

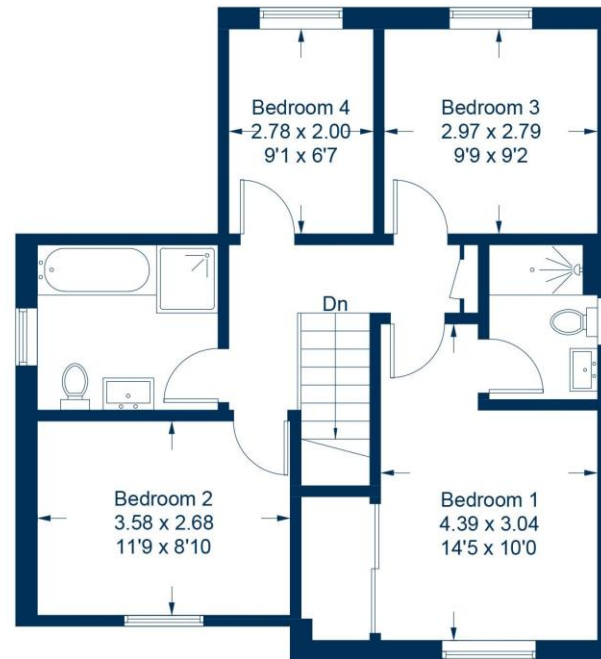
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(Not Shown In Actual Location / Orientation)



Ground Floor



First 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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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