



**38 Barleyfields**  
Didcot, Oxfordshire, OX11 0BJ



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A luxuriously appointed four bedroom, three reception room, three bathroom detached executive home situated in a secluded position on the prestigious Barleyfields development offering impressive home office and statement kitchen-diner-family room.

This significant family home is located in arguably the town's most sought after post code and has been fully remodelled, extended, and modernised by the current owners since 2015 to a very high specification. The downstairs accommodation comprises entrance with marble floor, boot room, cloakroom, large lounge with wood-burning stove, utility room with integral access to the garage, home office/library, and statement open plan kitchen-diner-family room with bi-fold doors, marble floor and skylight. On the first floor a generous landing gives access to a luxury fully tiled family bathroom, and four double bedrooms; the principal bedroom & guest bedroom both with high specification en-suite shower rooms.

To the rear of the property there is a landscaped garden with two patio areas, outside lights, and side access. Finally, to the front of the property; there is a block paved driveway for four cars. For the location, size, and finish of this beautiful family home to be fully appreciated; it must be viewed.





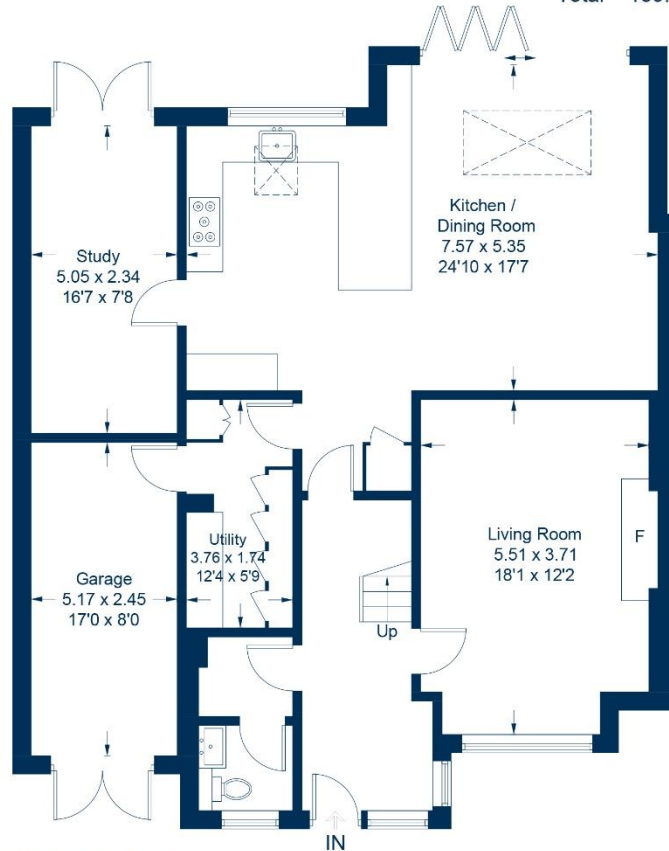


- Four double bedrooms.
- Three luxury high specification bathrooms
- Secluded position on the prestigious Barleyfields development.
- Statement kitchen-diner-family room with bi-fold doors to garden, skylight & granite work surfaces.
- Block Paved driveway for four cars.
- Large home office/library.
- Fully remodelled, extended and modernised throughout since 2015.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: F
- Tenure: Freehold

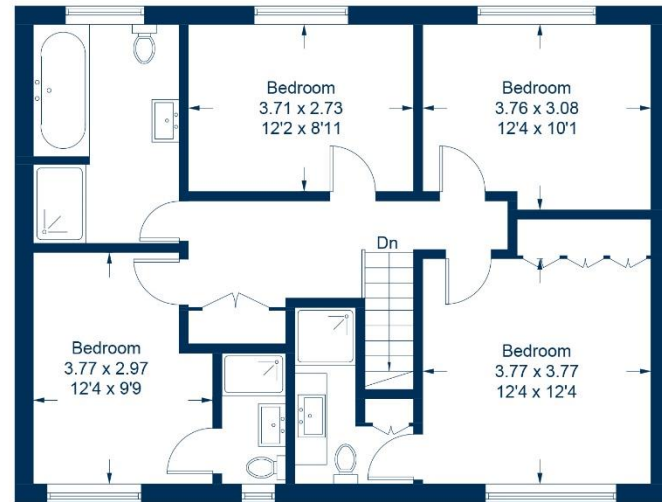
The town of Didcot offers comprehensive leisure and sporting facilities for all ages, and has a shopping complex which opened in 2005, named the Orchard Centre, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway, (approx. 40 minutes).



Approximate Gross Internal Area  
Ground Floor = 112.8 sq m / 1,214 sq ft  
(Including Garage)  
First Floor = 76.6 sq m / 824 sq ft  
Total = 189.4 sq m / 2,038 sq ft



**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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