



45 Beech Lane
Didcot, Oxfordshire, OX11 6EB

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This beautifully presented 'Cotswold Stone style' detached property, situated on the Greenway development comes to the market with four double bedrooms, plus a particularly impressive open plan kitchen-diner-family room with vaulted ceiling & galleried landing.

This extremely well-presented family home comprises entrance hall, dual aspect living room, study, cloakroom, and an open plan kitchen-diner-family room with integrated appliances. On the first floor; a galleried landing gives access to a luxury four piece family bathroom, and four generous bedrooms; the principal bedroom with en-suite shower room & fitted wardrobes. The front of the property is enclosed by a mature hedgerow with views over green spaces. Finally, to the rear; there is a driveway parking plus a garage with power and lighting, a walled corner plot south west garden offering a particularly private aspect, patio, outside tap, For the finish, location, and size of this excellent family home 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 from Didcot Parkway, (approx. 40 minutes).





- Detached
- Open plan kitchen-diner-family room with vaulted ceiling
- Cloakroom
- Garage & off street parking
- En-suite to Principal bedroom
- South/West facing rear garden
- Beautifully presented throughout
- Estate Charge £92 every 6 months approximately
- EPC Rating: B
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold

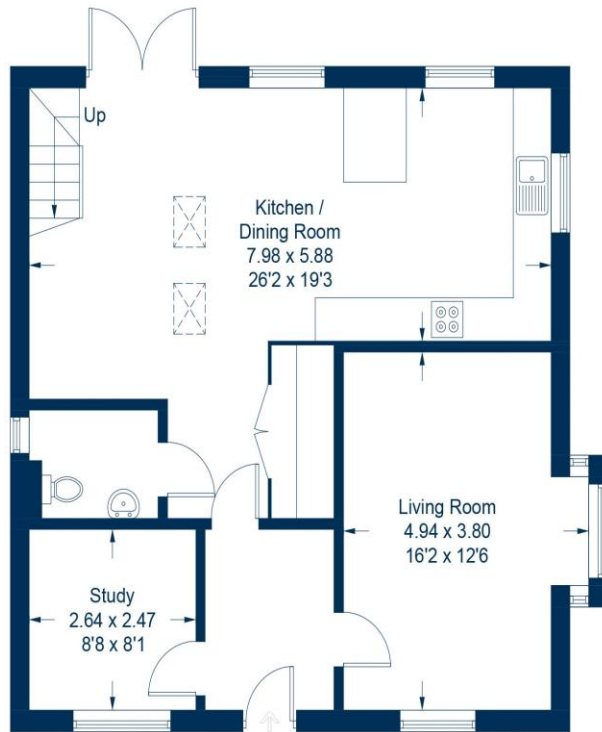
Approximate Gross Internal Area
 Ground Floor = 72.7 sq m / 782 sq ft
 First Floor = 60.2 sq m / 648 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 151.5 sq m / 1,630 sq ft
 (Excluding Void)



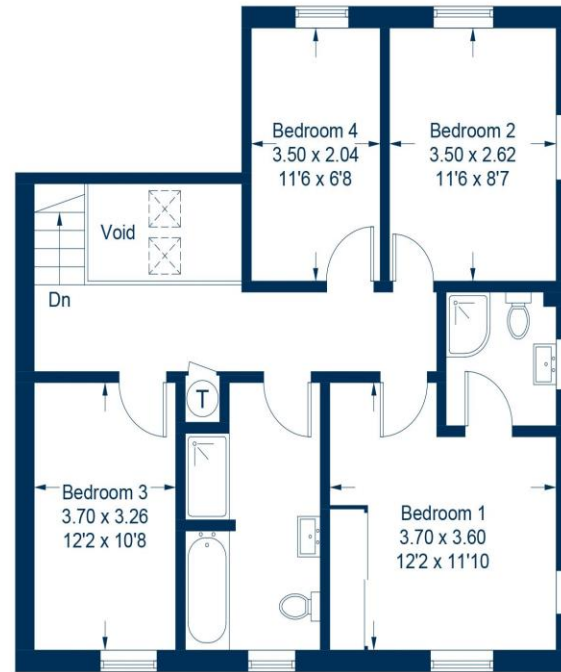
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SALES LETTINGS

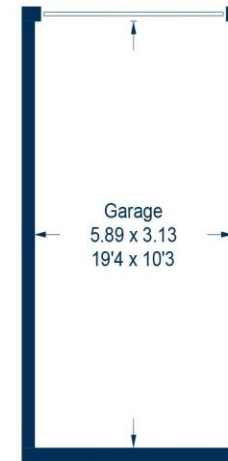
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Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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