



#### 4 Pease Place, Didcot, Oxfordshire, OX11 8EY

A well presented two bedroom home enjoying a quiet tucked away location in this exclusive small development of just eight properties less than 1/4 of a mile from Didcot Parkway. The property comprises of entrance hall; cloakroom, an open plan kitchen/living/dining room which leads onto a private and enclosed west facing garden with rear access. On the first floor there are two bedrooms and family bathroom. Other benefits include, two allocated parking spaces, UPVC double glazed windows and gas fired central heating. For the space and location to be fully appreciated this property must be viewed.

Pease Place was built by local builders Cranbourne Homes in 2007, in a courtyard style development, in a highly convenient central location. The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 and there is also an excellent mainline train service into London Paddington, approx. 40 minutes. The property also offers access to the highly regarded independent preparatory and senior schools in both Abingdon and Oxford as well as the Europa school in Culham and the primary and secondary schools locally in Didcot

THOMAS  
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SALES LETTINGS

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**Price £299,950**

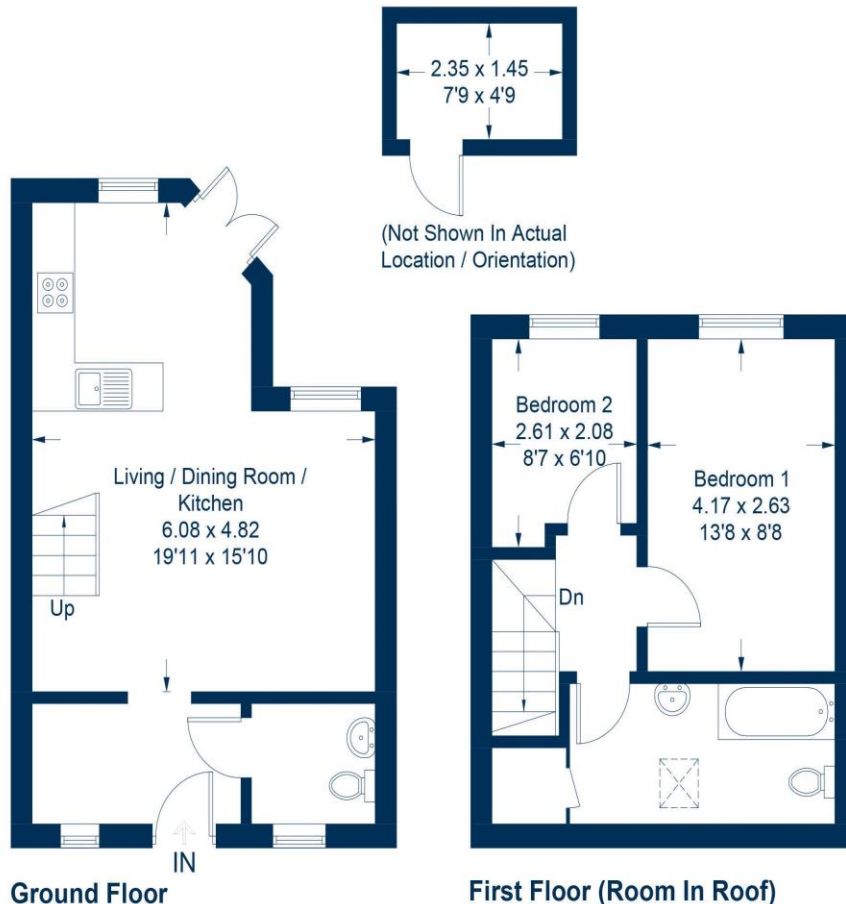




Approximate Gross Internal Area  
 Ground Floor = 32.8 sq m / 353 sq ft  
 First Floor = 29.3 sq m / 315 sq ft  
 Outbuilding = 3.4 sq m / 36 sq ft  
 Total = 65.5 sq m / 704 sq ft



- Two Bedrooms
- Mid Terrace
- Open Plan Layout
- Two Allocated Parking Spaces
- Exclusive Small Development
- Close to Local Amenities & Didcot Parkway
- Quiet Location
- Gas Fired Central Heating
- UPVC Double Glazing
- Approximately £20pcm Estate charge
- Local Authority: South Oxfordshire District Council
- Tenure: Freehold



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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