



**31 Kestrel Way**  
Didcot, Oxfordshire, OX11 6DU



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Situated at the end of a quiet cul-de-sac and occupying a larger than average plot size for its design, is this immaculately presented 'Welford' built by Taylor Wimpey.

This four bedroom detached home offers ample ground floor accommodation comprising of study, lounge, WC/Utility and a large kitchen and separate dining room which spans the width of the property that in turn leads on to the rear garden. The first floor offers four well-proportioned bedrooms, with the largest being accompanied by an en-suite shower room; there is also an additional family bathroom off of the main landing. To the rear of the property is a generous sized south facing rear garden. To the front of the property there is ample driveway parking and a double garage.

Great Western Park development, set in the vibrant garden town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station), schools, shops, sports pitches, play areas, community centre, a health facility and a new district centre.

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. 45 minutes.





- Detached
- Taylor Wimpey 'Welford' design
- END OF CHAIN SALE
- Driveway parking & double garage
- Cloakroom & Utility
- Cul de sac location
- Study
- En suite from the principal bedroom
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold



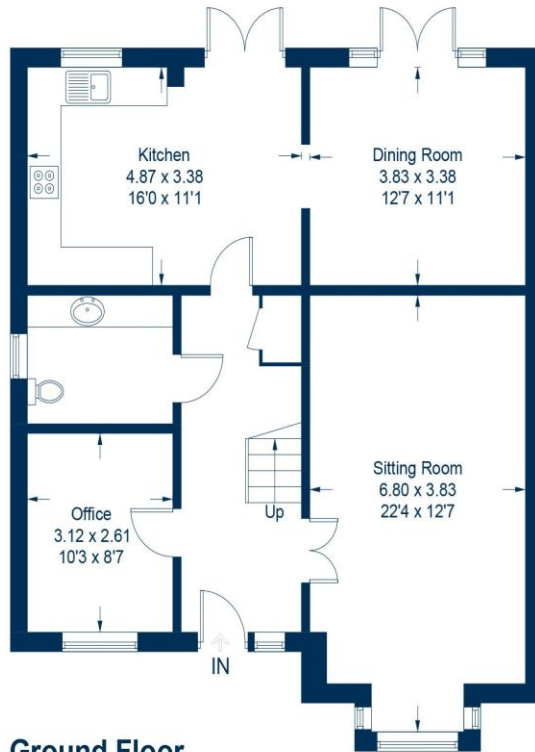
Approximate Gross Internal Area  
 Ground Floor = 83 sq m / 893 sq ft  
 First Floor = 81.2 sq m / 874 sq ft  
 Garage = 34.4 sq m / 370 sq ft  
 Total = 198.6 sq m / 2,137 sq ft



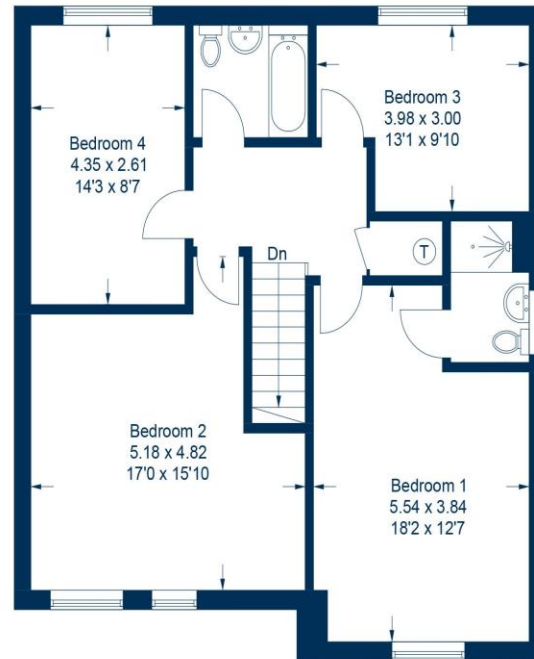
**THOMAS  
MERRIFIELD**

**SALES LETTINGS**

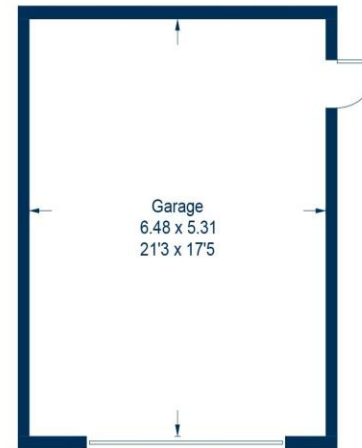
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**Ground Floor**



**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		93 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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