



THOMAS
MERRIFIELD
FOR SALE
01235 813772

Cottongrass Road,
Didcot, Oxfordshire, OX11 6GF.

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A generously proportioned and very well presented three-bedroom detached house occupying a pleasant plot on the Great Western Park and offering en-suite to master bedroom, kitchen-diner, and garage.

Built to Taylor Wimpey's 'Easdale' design, this double fronted property comprises entrance hall, cloakroom, dual aspect kitchen-diner, and living room with UPVC French doors leading on to the well maintained garden. On the first floor, there is a modern family bathroom with window and three generous bedrooms; the master with en-suite shower room. To the rear of the property is a slightly larger than average south facing garden plot for its design including Pergola covered extended patio.

The Great Western Park development, set in the vibrant 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.





- Open-plan kitchen/dining room
- Upgraded integrated appliances
- Living room with French doors UPVC French doors opening onto garden
- Cloakroom
- En-suite shower room to main bedroom
- Within close proximity to primary and secondary schools, amenities and transport links
- Larger than average plot with gated access to driveway parking and garage
- Detached garage
- EPC Rating: B
- Local Authority: Vale of White Horse District Council
- Council Tax Band: D
- Tenure: Freehold

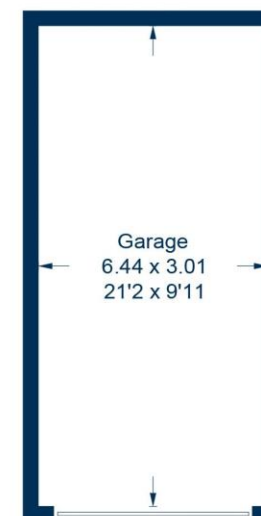
Approximate Gross Internal Area
 Ground Floor = 42.1 sq m / 453 sq ft
 First Floor = 41.7 sq m / 449 sq ft
 Garage = 19.3 sq m / 208 sq ft
 Total = 103.1 sq m / 1,110 sq ft



**THOMAS
MERRIFIELD**

SALES LETTINGS

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(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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