



THOMAS  
MERRIFIELD  
FOR SALE

**39 Beech Lane**  
Didcot, Oxfordshire, OX11 6EB



### 39 Beech Lane, Didcot, Oxfordshire, OX11 6EB

Occupying in our opinion the best plot on the Greenway development is this beautifully presented four bedroom detached house with idyllic views over open fields towards The Hagbournes, offering generous driveway parking, study, and particularly impressive open plan kitchen-diner-family room with vaulted ceiling & galleried landing.

This extremely well presented family home comprises entrance hall, dual aspect lounge overlooking the fields, study, cloakroom, and open plan kitchen-diner-family room with cardine floor and Siemens 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. To the front of the property there is a lawned garden and good size driveway which leads to a garage with light & power. Finally, to the rear; there is a walled corner plot garden offering a particularly private aspect, patio, outside tap, and power point. 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).







- Large four bedroom detached house.
- Prime spot on the Greenway development with immediate views over open fields towards The Hagbournes.
- Statement open plan kitchen-diner-family room with vaulted ceiling & galleried landing.
- Generous corner plot with good size front & rear gardens.
- Beautifully presented throughout.
- Study.
- Large driveway leading to a garage.
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold

Approximate Gross Internal Area  
 Ground Floor = 73.1 sq m / 787 sq ft  
 First Floor = 62.3 sq m / 670 sq ft  
 (Excluding Void)  
 Garage = 16.7 sq m / 180 sq ft  
 Total = 152.1 sq m / 1,637 sq ft



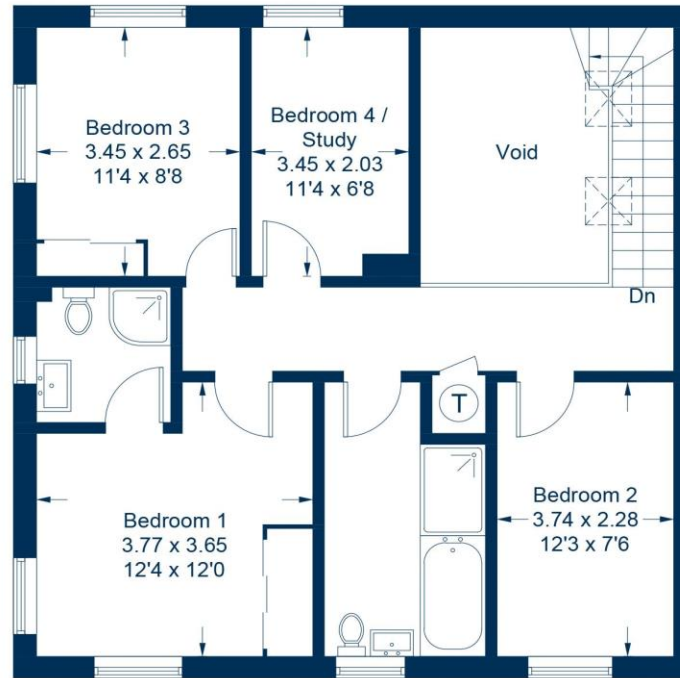
**THOMAS  
MERRIFIELD**

SALES LETTINGS

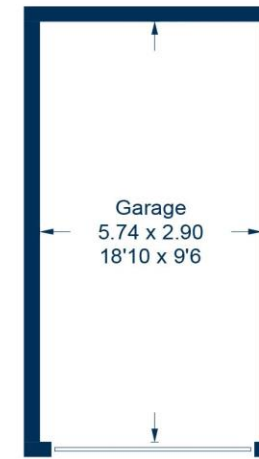
103 Broadway, Didcot, Oxon, OX11 8AL  
 didcot@thomasmerrifield.co.uk  
 Tel: 01235 813777



**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.

© CJ Property Marketing Ltd

Score	Energy rating	Current	Potential
92+	<b>A</b>		92   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### Important Notice

Thomas Merrifield and their clients give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.