



**18 Rawthey Avenue,  
Didcot, Oxfordshire, OX11 7XN**

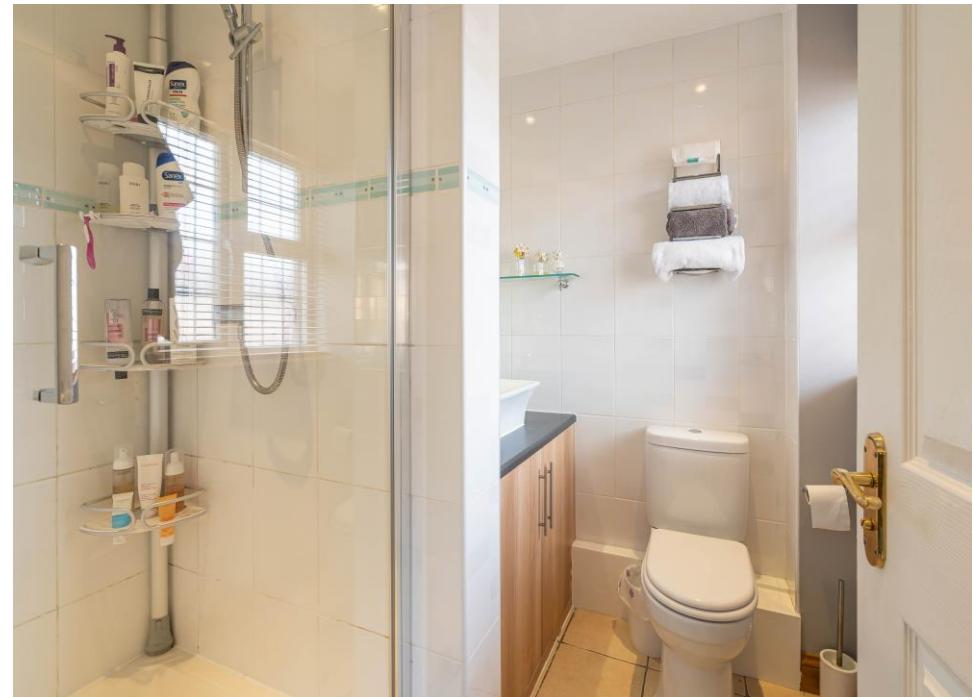
## 18 Rawthey Avenue, Didcot, Oxfordshire, OX11 7XN

An impressive and extended four bedroom detached family home situated on the popular Ladygrove development within the catchment area for Ladygrove Park school, offering a stylish open plan kitchen/diner family room.

The accommodation comprises of entrance hall with solid oak wood flooring, a large lounge with fireplace and bay window, recently re-fitted cloakroom, a generous sized open plan kitchen/diner family area, utility room and study. On the first floor there is a family bathroom and four good sized bedrooms with an en-suite shower room to the principal bedroom. To the front of the property there is driveway parking for 3-4 cars leading to a garage with an up and over door, whilst to the rear; there is an impressive outbuilding currently being used as a home gym with light and power with the addition of a patio area and side access.

The Ladygrove is situated to the north of Didcot town centre allowing easy access to the Railway Station. Within the development there are two primary schools, Willowbrook Gym, a nursery, a public house and a small selection of shops including a pharmacy and a co-op general store.





- Detached
- Four double bedrooms with en-suite shower room to principal bedroom
- Impressive open/plan kitchen/diner family room
- Study
- Recently refitted cloakroom
- Driveway parking for 3-4 cars
- Garage
- Utility room
- Outbuilding with light and power currently being used as home gym
- Ladygrove park catchment area
- Close to local amenities
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold

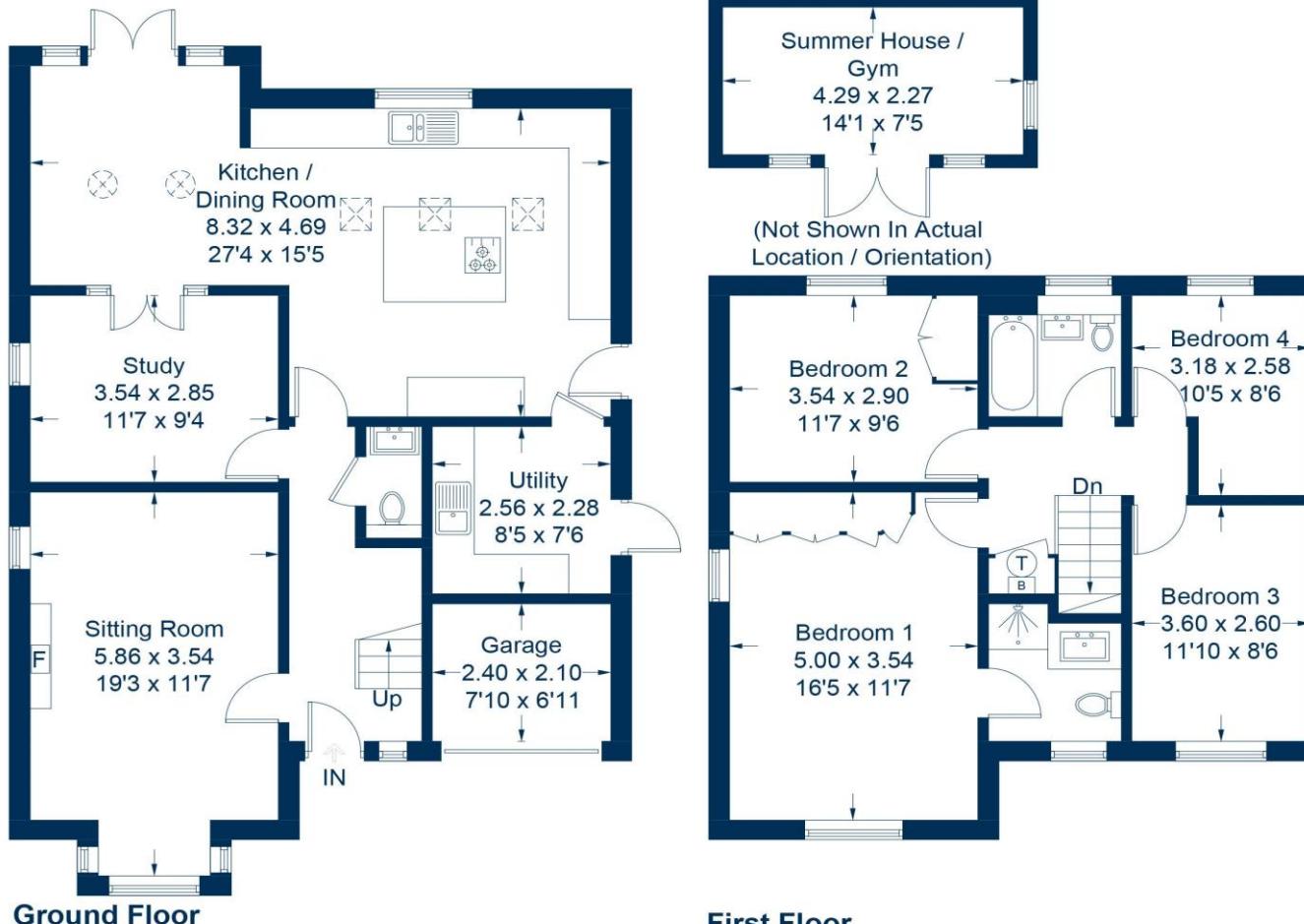
Approximate Gross Internal Area  
 Ground Floor = 82.2 sq m / 885 sq ft  
 First Floor = 60.7 sq m / 653 sq ft  
 Outbuilding = 9.7 sq m / 104 sq ft  
 Garage = 5.3 sq m / 57 sq ft  
 Total = 157.9 sq m / 1,699 sq ft



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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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