



**38 Manor Road**  
Didcot, Oxfordshire, OX11 7JY



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A unique detached house built for the present owner to a traditional cottage style design offering well appointed family accommodation on a generous plot in the heart of Old Didcot, a unique conservation area location with a distinct village feel yet with all the convenience of a central town position.

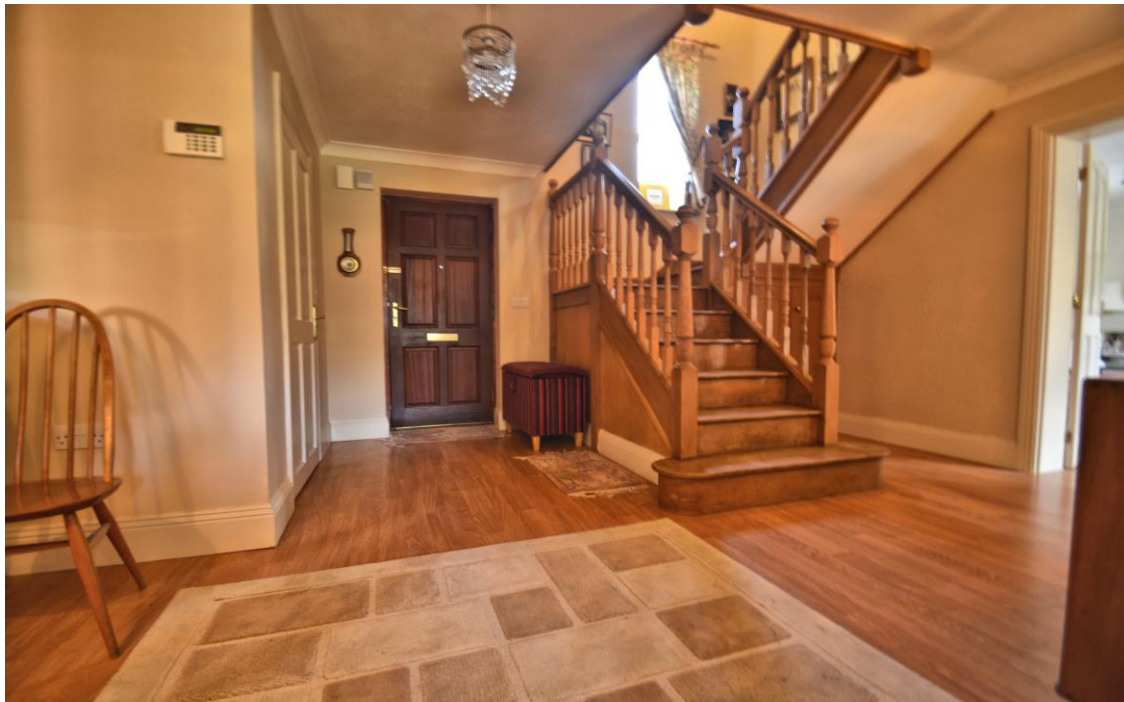
38 Manor Road was built in 2003 to a high specification to include underfloor heating to the ground floor, a solid concrete floor to the first floor, gas central heating, double-glazed timber windows, two en-suite facilities to the two principle bedrooms, three reception rooms and a double garage. The property stands in a mature garden plot of 0.25 acres set back from Manor Road in a tucked away location.

Manor Road lies within the Old Didcot conservation area, set against a variety of period and individual character properties. This unique location is most conveniently placed for access to Didcot Parkway (under 0.4 miles) and the centre of town.

Didcot offers comprehensive leisure and sporting facilities for all ages, and has a shopping complex which opened in 2005, 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.







- Four bedrooms
- Three reception rooms
- Family bathroom and en-suites to two bedrooms
- Open fireplace
- Gas Central Heating (under floor heating to ground floor)
- Double Glazed Windows
- Delightful 0.25 acre garden
- Double Garage
- 0.4 miles to Didcot Parkway
- EPC rating: tbc
- Local Authority: South Oxfordshire District Council
- Council Tax Band: F
- Tenure: Freehold



**Total Approx. Floor Area 202.91 Sq.M. (2184 Sq.Ft.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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