



Darcey Lode, Didcot OX11 7UB



## Darcey Lode, Didcot

A fabulously presented detached family house tucked away at the end of a private cul-de-sac on the popular Ladygrove development. There is extensive driveway parking, a double garage and a secluded west facing garden. The accommodation comprises four double bedrooms, two bathrooms, three reception rooms and a stunning kitchen-breakfast room with adjacent utility room. The property is just 15 minutes walk to the train station that is 45 minutes from Paddington.

### Accommodation

The property has gas central heating to radiators and is double glazed.



## Tenure - Freehold

Entrance Hall: Down lighters, cloaks cupboard, radiator.

Cloakroom: Fitted with a 2-piece suite with grey marble hand wash basin and mixer tap set on a white drawer unit, radiator.

Sitting Room: 18'3 x 12'

The room features a large leaded light bay window to front, an attractive fireplace with white surround, marble inset and hearth, fitted gas fire. Radiator and down lighters.

Double doors into:

Dining Room: 12' x 9'

Patio doors open to the garden, radiator.

Study: 9'x 6'

Leaded light window to front, radiator.

Kitchen/Breakfast Room: 19'5 x 16' max

Beautifully fitted with a range of storage units and Cont.





drawers, white Corian worktops and up-stand. Integrated appliances include Bosch gas hob, extractor hood, eye level double oven, wine cooler, dishwasher and fridge freezer. Stainless steel sink with mixer tap, wood floor and radiator. Walk-in bay with French doors to the garden.

Utility Room: 7' x 5'5" Door to garden, stainless steel sink with tap, storage units, space for washing machine and tumble drier, gas boiler, radiator.

Stairs to Landing: Leaded light window, loft access, airing cupboard.

Bedroom 1: 19'10" x 12'  
Leaded light window to front, fitted wardrobes, radiator.

En Suite Shower Room: White 3-piece suite including large tiled shower cubicle, chrome ladder radiator, two windows to side and rear.

Bedroom 2: 12'10" x 10' Window to front, wardrobe radiator.

Bedroom 3: 12'10" x 12' Window to rear, wardrobe, radiator

Bedroom 4: 10' x 8'5" Window to rear, wardrobe, radiator.

Bathroom: White 3-piece suite including shower above the bath, fully tiled, chrome ladder radiator, window to rear

#### Outside

The front has grey slate shingle and lawn.

Detached Double Garage: 17' x 16'7"

Up/over door, light & power. Parking for two cars plus further parking on block paved area

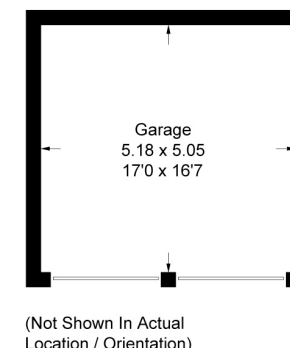
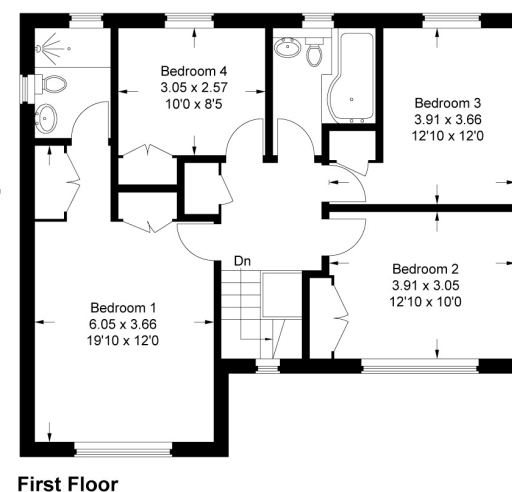
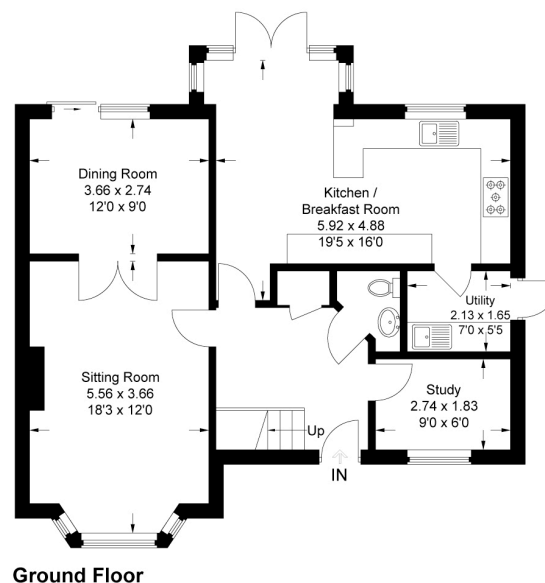
#### Rear Garden:

An attractive west facing secluded garden mainly laid to lawn with decked terrace, timber fencing and shrubs.



Directions;  
 From our office turn right into St Martin's Street, turn left at the traffic lights into High Street, cross the mini roundabout into Station Road which becomes Wantage Road. At the end of the road take the second exit at the roundabout on to the A4130 High Road. After 4 miles turn right at the roundabout into Abingdon Road take first exit to Trent Road at the roundabout and then first right onto Westwater Way. Turn right at the T-junction, still Westwater Way. Darcey Lode is the fourth turning on the left.

Approximate Gross Internal Area  
 Ground Floor = 75.3 sq m / 811 sq ft  
 First Floor = 72.4 sq m / 779 sq ft  
 Garage = 26.7 sq m / 287 sq ft  
 Total = 174.4 sq m / 1,877 sq ft



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Less energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 85        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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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