



1 Copse View
Didcot, Oxfordshire, OX11 9FP



JAMESGESNER
- ESTATE AGENTS -



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OIEO £425,000 FREEHOLD



Built by Bovis homes in 2019, is this immaculate three bedroom property situated on a corner plot within this small development to the east of the town centre.

The spacious accommodation comprises of an entrance hallway with utility cloakroom, dual aspect lounge with box bay window, dual aspect fully integrated kitchen/dining room with box bay window and French doors to the landscaped rear garden, galleried landing leading to a master bedroom with en-suite, two further bedrooms and a family bathroom.

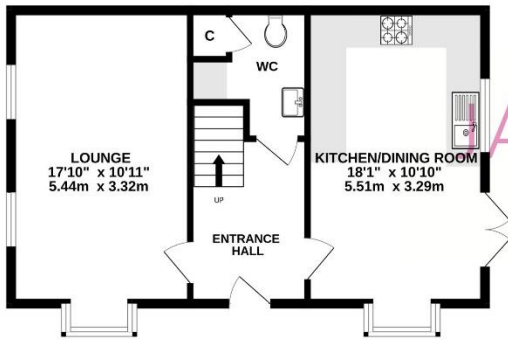
To the rear of the house you will find a low maintenance mostly walled garden with artificial lawn and two patio areas. There is a rear access gate leading to a single garage with driveway parking for one car.



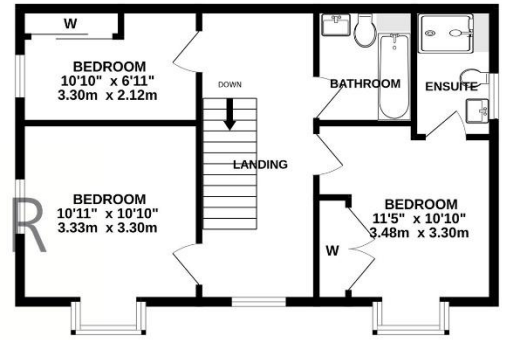
Situated within to the east of the town close to Hadden Hill retail park and Golf Club, and less than a mile from Didcot Parkway mainline railway station, with links to London Paddington (45 minutes), Oxford and Reading (20 minutes), and only half a mile from the Orchard shopping centre with a range of shops, eateries and a Sainsbury's and Aldi supermarket.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B		
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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