



39 Blackwater Way  
Didcot, Oxfordshire, OX11 7RL



JAMESGESNER  
- ESTATE AGENTS -



**39 Blackwater Way  
Didcot  
Oxfordshire  
OX11 7RL**

**OIEO £600,000 FREEHOLD**

Built by the highly regarded Croudace Homes to the popular Acer design, this superb four-bedroom detached family home is beautifully presented and positioned within one of the most sought-after settings on the ever-popular Ladygrove development.



The ground floor offers generous and well-balanced accommodation, beginning with a welcoming entrance hall and cloakroom. A bay-fronted living room provides an elegant reception space, centred around a feature fireplace, double doors to the dining room and then the conservatory. You will also find a well-appointed kitchen fitted with a comprehensive range of integrated appliances complemented by a separate utility room with newly installed Worcester boiler. Further reception spaces include versatile family room, ideal for modern family living or home working.

To the first floor are four well-proportioned bedrooms, led by an impressive principal bedroom featuring twin double wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom, completing a thoughtfully designed and practical layout.



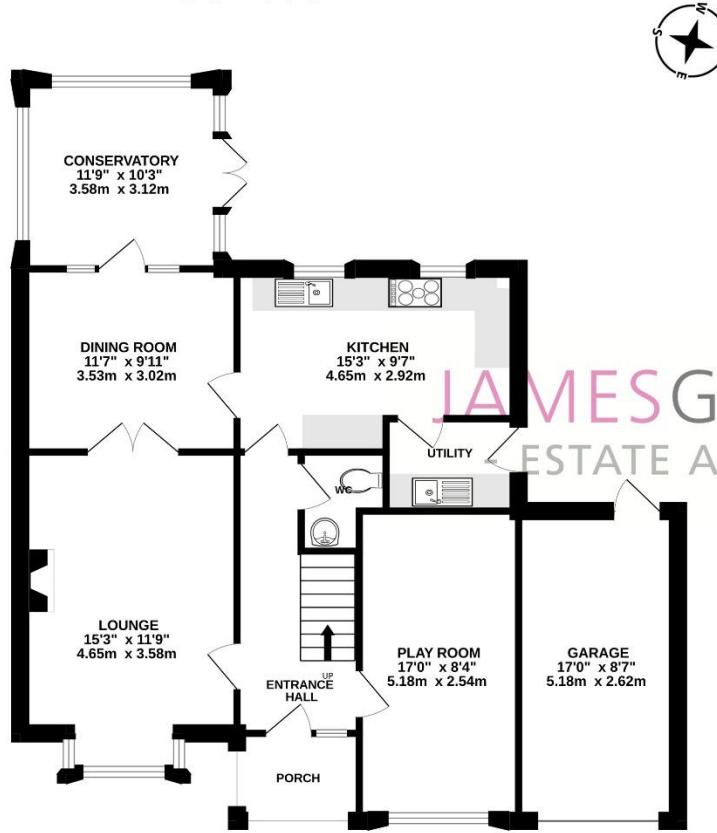
Occupying a desirable corner plot, the property is approached via a paved and gravel driveway providing comfortable off-road parking for four vehicles and access to a single garage with electric up-and-over door. The front garden is attractively edged with mature planting and benefits from a pitched-roof storm porch.

To the rear, the secluded west-facing garden is walled, not immediately overlooked, and laid mainly to lawn with patio seating areas and gated side access—ideal for both relaxation and entertaining. The home has been meticulously maintained and further benefits from double glazing and gas-fired radiator central heating.

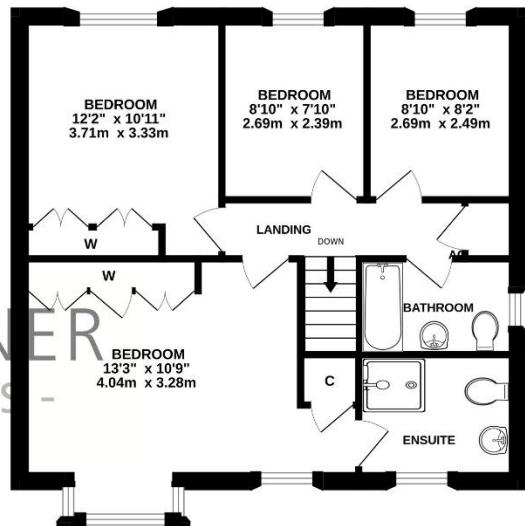


Ladygrove is a particularly well-regarded development, offering convenient access to Didcot Parkway, local shops, a doctors' surgery, pharmacy, public house, nursery and pre-school, as well as highly regarded primary schooling. At its heart lies Ladygrove Park, a well-equipped children's play area extending to approximately 2.5 acres, with football pitches, tennis courts, basketball court, skate park and five-a-side goals—providing outstanding recreational facilities for all ages.

GROUND FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.7 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		79
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(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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