



14 Ladyside Pike  
Didcot, Oxfordshire, OX11 9QZ



JAMESGESNER  
- ESTATE AGENTS -





**14 Ladyside Pike  
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Oxfordshire  
OX11 9QZ**

**GUIDE £400,000 FREEHOLD**

Occupying a favourable position overlooking fields to the front within this highly regarded Cala Homes development to the north of the town centre, this impressive three-storey townhouse offers well-balanced accommodation, a west-facing garden, and driveway parking for three vehicles.





Built to the 'Elder' design, the property is beautifully presented throughout and arranged over three floors. The ground floor comprises a welcoming entrance hallway, cloakroom, and a contemporary kitchen/dining room fitted with integrated appliances, together with a spacious sitting room featuring French doors opening directly onto the rear garden.

On the first floor are two well-proportioned bedrooms, one benefiting from an en-suite shower room, alongside a modern family bathroom. The top floor is dedicated to an excellent principal bedroom suite, complete with en-suite bathroom and a separate dressing room, which would also suit use as a nursery or home office.

Externally, the rear garden enjoys a desirable west-facing aspect, ideal for afternoon and evening sun, while to the side of the property is driveway parking comfortably accommodating three cars.

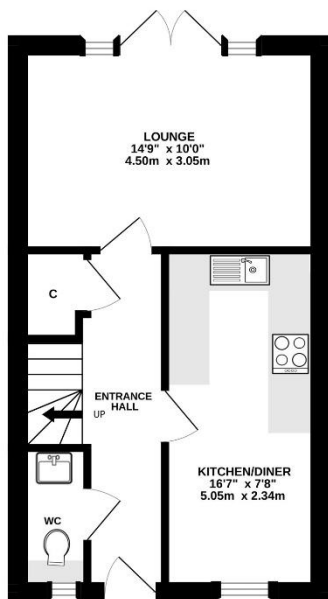


Nobel Park is situated on the edge of Didcot and offering excellent links to beautiful country walks and with a bus service through the development taking you to Didcot Train Station and the town centre. You are within walking distance of the amenities on the Ladygrove Development including The Ladygrove Pub, takeaway and Co-Op.

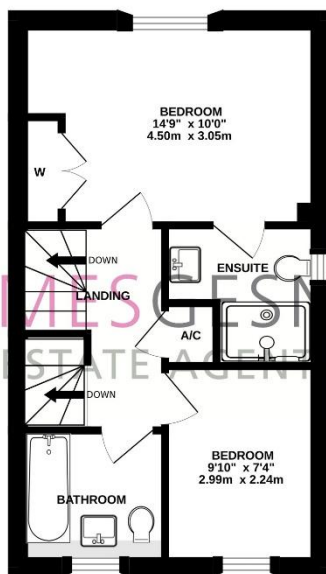
Freehold | Service Charge: £200.20 per annum | Council Tax: C



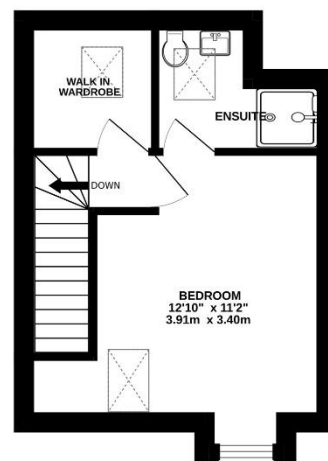
GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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) <b>A</b>	92	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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