



65 Westwater Way
Didcot, Oxfordshire, OX11 7SR



JAMESGESNER
- ESTATE AGENTS -



**65 Westwater Way
Didcot
Oxfordshire
OX11 7SR**

OIEO £450,000 FREEHOLD

This impressive home has been thoughtfully maintained and updated, providing generous living space ideally suited to modern family life.



An immaculately presented three-bedroom detached residence offering wonderfully versatile accommodation, enviably positioned within the highly sought-after Ladygrove Estate.

A welcoming entrance hall sets the tone, leading to a cloakroom and an excellent 17' family room — perfect as a playroom, study, or additional reception space. The principal living room offers a comfortable retreat, while the dining room enjoys French doors opening directly onto the rear garden, creating a seamless indoor–outdoor flow. The re-fitted kitchen is smartly appointed with integrated oven and hob, complemented by a practical utility room.

Upstairs are three well-proportioned double bedrooms served by a re-fitted family bathroom. The property benefits throughout from double glazing and gas radiator central heating.

To the front, a driveway and gravelled area provide parking for up to three vehicles. Gated side access leads to the rear garden — a particularly attractive feature, being private and not immediately overlooked. Predominantly laid to lawn with established flower and shrub borders, the garden is fully enclosed by a brick retaining wall and offers both patio and decking areas ideal for entertaining, along with an outside tap.

The property is within easy reach of Ladygrove Park Playground, a well-equipped children's play area extending to approximately 2.5 acres, with football pitches, tennis courts, basketball facilities and a recently upgraded skate park close by.

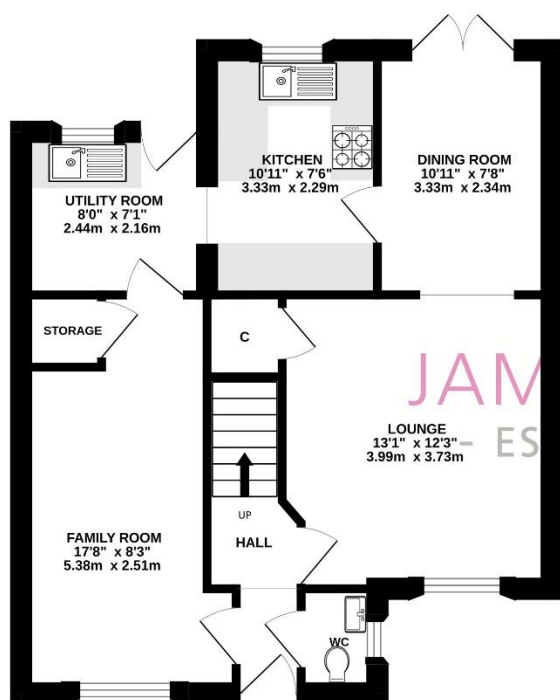
Ladygrove itself provides excellent everyday amenities including a convenience store, takeaway outlets, a doctor's surgery, chemist, ATM, family pub and two highly regarded schools.



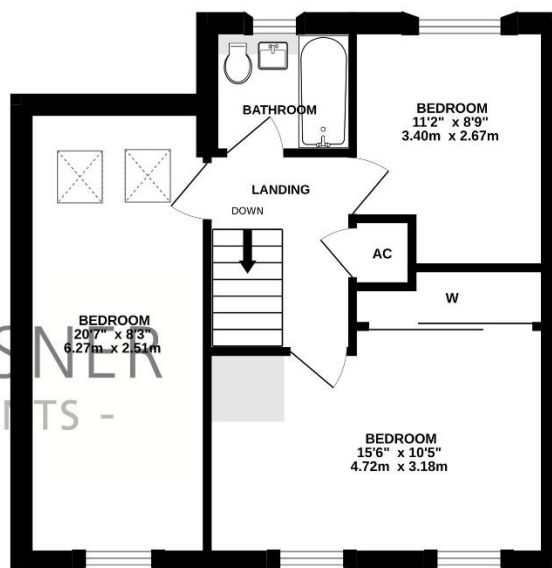
The thriving town of Didcot offers extensive leisure and sporting facilities, together with the popular Orchard Centre — home to a multiplex cinema, the Cornerstone Arts Centre, and a variety of cafés and restaurants. Didcot Parkway provides an excellent mainline rail service to London Paddington in approximately 45 minutes, while the nearby A34 affords convenient access to both the M40 and M4 corridors.

A superb opportunity to acquire a detached family home in one of Didcot's most established and desirable residential settings.

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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
100% energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	83
EU Directive 2002/91/EC			



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