



9 Bosleys Orchard
Didcot, Oxfordshire, OX11 7NY

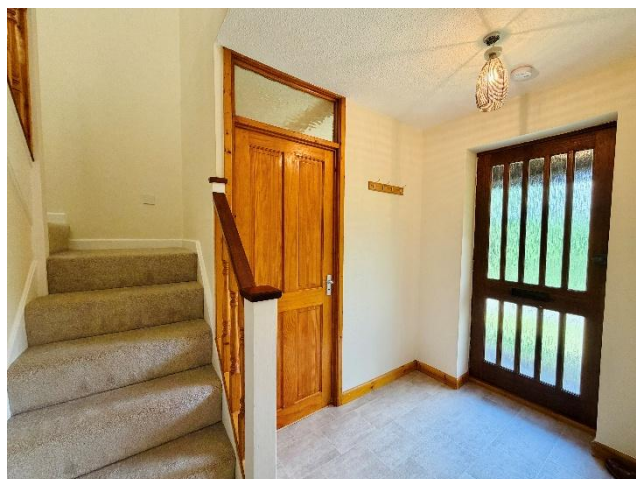


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**9 Bosleys Orchard
Didcot
Oxfordshire
OX11 7NY**

OIEO £325,000 FREEHOLD



Situated in one of central Didcot's most conveniently placed yet surprisingly peaceful cul-de-sacs, this well-presented three-bedroom home comes to the market chain free and offers a south-facing garden, garage and parking, all within a short walk of the town centre and railway station.

Recently redecorated throughout and enhanced with new flooring across much of the property, the accommodation is light, practical and ready to move straight into.

An entrance hallway leads through to a spacious 19ft lounge dining room, with sliding doors opening directly onto the rear garden, creating an excellent entertaining and family space. The kitchen has been modernised in a contemporary style, whilst a cloakroom completes the ground floor accommodation.

Upstairs are three well-proportioned bedrooms and a family bathroom.

Outside, the front garden is laid to lawn with gated side access leading to the rear. The south-facing garden enjoys a good degree of privacy, being laid mainly to patio and gravel for ease of maintenance. To the rear, an access path leads directly to the single garage and allocated parking.



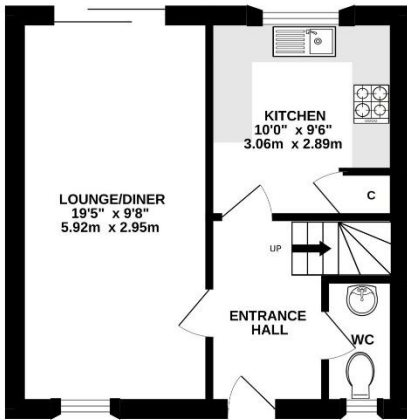
Bosleys Orchard enjoys an enviable position in the very heart of Didcot, yet remains tucked away from the bustle of the town. The property is just a few minutes' walk from the Orchard Centre, Cineworld Cinema and Cornerstone Arts Centre, together with a wide range of shops, cafés, restaurants and everyday amenities.

Didcot Parkway station is also within easy walking distance, providing excellent rail connections, including fast services into London Paddington in under 40 minutes.

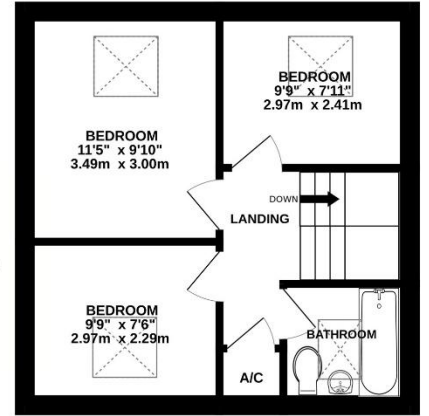


1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

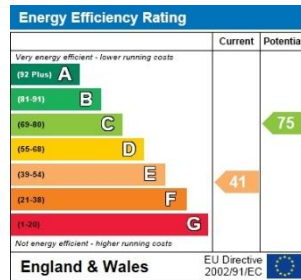


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TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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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