



2 Rother Garth
Didcot, Oxfordshire, OX11 7RT



JAMESGESNER
- ESTATE AGENTS -



**2 Rother Garth
Didcot
Oxfordshire
OX11 7RT**

OIEO £500,000 FREEHOLD



Set within a sought-after cul-de-sac on the highly regarded Ladygrove Estate, this beautifully presented three double bedroom detached home offers stylish and versatile accommodation, a secluded south-west facing garden, and driveway parking for two vehicles.

The property is approached via a welcoming entrance hall with cloakroom, leading into a thoughtfully designed ground floor layout ideally suited to modern family living. At the heart of the home is an impressive contemporary kitchen, extensively fitted with integrated appliances and centred around a sociable island with seating. The adjoining conservatory is currently arranged as a formal dining space and enjoys pleasant views over the rear garden.

Further reception space is provided by a generous family sitting room with direct access onto the garden, creating an excellent flow for both everyday living and entertaining. Formerly part of the garage, an intelligently converted section now provides a practical utility room alongside a separate home office, ideal for remote working.

Upstairs, the accommodation continues to impress with a principal bedroom benefitting from an ensuite shower room, complemented by two further well-proportioned double bedrooms and a modern family bathroom.

Outside, the rear garden enjoys a desirable south-westerly aspect and a high degree of privacy, enclosed by mature walling and not immediately overlooked. Predominantly laid to lawn, the garden also features patio seating areas, established shrub borders and a useful side storage area.

Further benefits include full gas central heating and uPVC double glazing throughout.



Ladygrove remains one of Didcot's most popular residential developments, prized for its excellent connectivity and comprehensive local amenities.

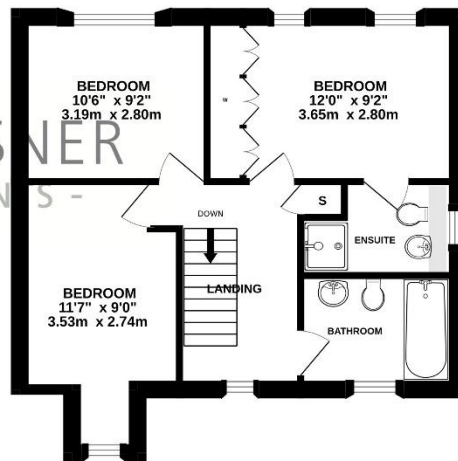
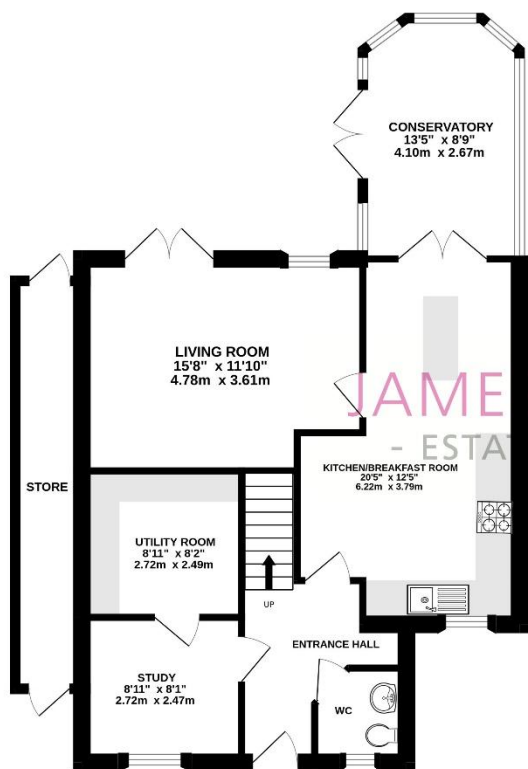
Didcot Parkway station is within easy reach, alongside local shops, a doctor's surgery, pharmacy, public house, nursery and pre-school, as well as highly regarded primary schooling.

At the centre of the development lies Ladygrove Park, extending to approximately 2.5 acres and offering superb recreational facilities including football pitches, tennis courts, basketball court, skate park, children's play area and five-a-side goals — making it an exceptional setting for families and professionals alike.



GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very 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		74	80
EU Directive 2002/91/EC			

TOTAL FLOOR AREA: 1358 sq.ft. (126.2 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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