



1 Icknield Close
Didcot, Oxfordshire, OX11 7AU



JAMESGESNER
- ESTATE AGENTS -



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Didcot
Oxfordshire
OX11 7AU**

GUIDE £600,000 FREEHOLD

A beautifully upgraded family home, offering exceptional versatility, impressive energy efficiency, and stylish living both inside and out.



Occupying an enviable corner position within a highly desirable cul-de-sac, this exceptional detached residence has been thoughtfully upgraded and beautifully maintained, offering versatile accommodation, generous living spaces, and an impressive list of modern improvements throughout.

The property is approached via a covered porch leading into an enlarged entrance hall, immediately setting the tone for the space and quality found within. The ground floor provides excellent flexibility, featuring a stylishly re-fitted, fully integrated kitchen, a separate utility room, a contemporary shower room, and a cosy snug which could equally serve as a fourth bedroom, home office, or playroom.

At the heart of the home is a superb 20ft sitting room which flows seamlessly into the dining area, creating an ideal environment for both everyday family life and entertaining. Bi-fold doors open into the conservatory, flooding the space with natural light and providing a wonderful connection to the garden.

Upstairs, the property offers three genuine double bedrooms, all well-proportioned and beautifully presented, complemented by a recently re-fitted family bathroom finished to a high standard.

The wrap-around garden has been expertly landscaped to create a private and low-maintenance outdoor space, featuring expansive porcelain-paved terraces, artificial lawn, and smart new close-board fencing. Gated side access leads to a purpose-built workshop/storage shed, while the front of the property benefits from ample driveway parking for three to four vehicles.

The current owners have invested significantly in enhancing the property, with notable improvements including the installation of a Megaflo hot water system, 14 solar panels, replacement windows and internal doors, upgraded radiators, a water softener, plantation shutters, Karndean flooring, re-plumbing of the ground floor, and a partial rewire incorporating a new consumer unit. The property also benefits from gas central heating.



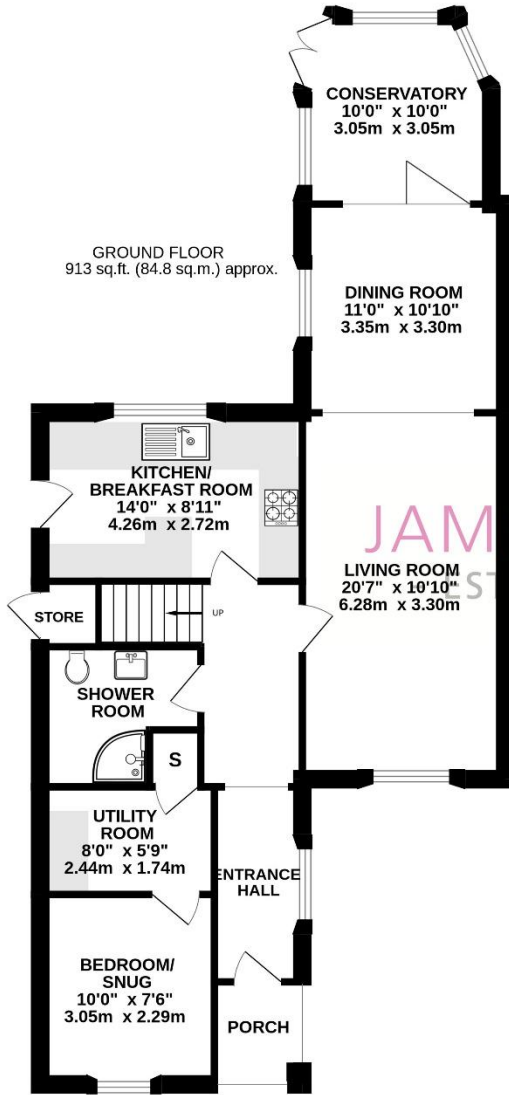
Didcot has established itself as one of South Oxfordshire's most popular and well-connected towns, offering an excellent range of amenities and transport links. The Orchard Centre provides a variety of shops, cafés, restaurants, a cinema, and arts facilities, while families are well served by a selection of highly regarded primary and secondary schools.

Didcot Parkway offers fast and regular rail services to London Paddington in approximately 45 minutes, as well as connections to Oxford, Reading, Bristol, Cardiff, and beyond. The nearby A34 provides convenient access to the M4 and M40 corridors, making this an ideal location for those seeking both connectivity and quality of life.

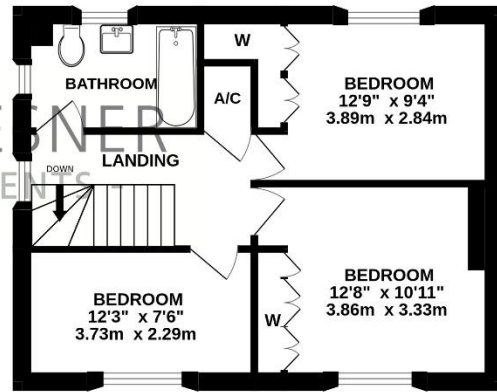


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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