



32 Chinnock Brook
Didcot, Oxfordshire, OX11 7XU



JAMESGESNER
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**32 Chinnock Brook
Didcot
Oxfordshire
OX11 7XU**

OIEO £425,000 FREEHOLD

Situated in the heart of the ever-popular Ladygrove estate, this charming, four-bedroom, semi-detached home offers a wonderful opportunity for families or professionals seeking a spacious and comfortable residence. Offered with no onward chain.



Upon entering, you are welcomed into a hall and then into a bright and airy reception room, beautifully decorated and providing a versatile space ideal for relaxing or entertaining guests. The room benefits from ample natural light, creating a warm and inviting atmosphere and has storage in an under stairs cupboard. The kitchen offers a practical layout with sufficient space for modern appliances and storage, ready to accommodate your culinary needs.

The property has been modernised by its current owners and offers stylish living within this modern kitchen/diner with the added benefit of a quartz work top and a water softener. Doors lead out onto the rear garden.

The property boasts four generously sized bedrooms one of which is downstairs in what was a converted garage and can be used as a spare bedroom, a home office or a snug. Upstairs comprises of three further bedrooms, the master bedroom with ensuite shower room and wardrobe storage and two further bedrooms, the smaller having a fitted wardrobe. The family bathroom is well-appointed, featuring contemporary fittings and a clean, functional design with a bath and over bath shower.



The north facing garden space, while not overlooked, offers a private outdoor area with an array of well-established planting, a patio, lawn area and a rear corner decking area for enjoying al fresco dining during the warmer months. A side gate gives access out onto the driveway where you will find parking for two vehicles. The property is located in a cul de sac location within a close-knit community and offers gas central heating which ensures the home remains cosy throughout the year, providing efficient warmth and comfort and benefits from uPvc double glazing throughout.

Didcot itself is a vibrant town with excellent transport links, including a mainline railway station offering direct services to London Paddington and Oxford, making it an ideal location for commuters. Additionally, the nearby A34 and M40 provide easy road connections to Oxford, Reading, and beyond.

For those who enjoy outdoor activities, Didcot is surrounded by beautiful countryside and parks. The nearby Didcot Railway Centre is a fascinating attraction for railway enthusiasts and families alike, offering a glimpse into the history of the Great Western Railway with preserved steam locomotives and interactive exhibits.

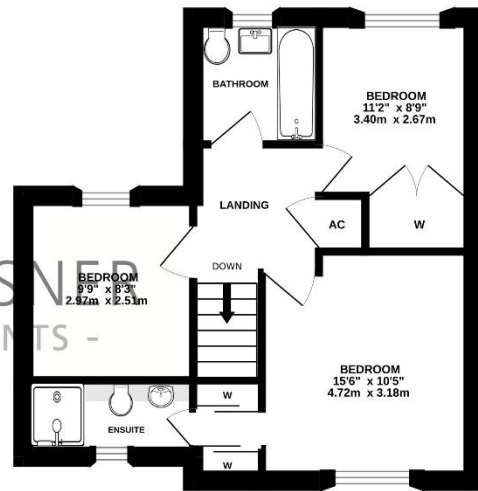
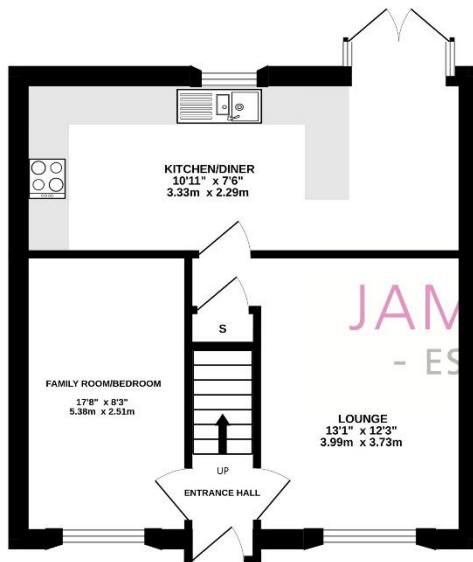
Lovers of walking and cycling will appreciate the numerous trails and green spaces, including the Ladygrove Lakes and the Millennium Wood, perfect for weekend strolls or picnics.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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