



## 2 ROTHER GARTH DIDCOT, OX11 7RT

**£545,000**  
**FREEHOLD**

Attractive Detached Home in a Sought-After Cul-de-Sac

William Jones are delighted to present this appealing detached family home, tucked away in a small and popular cul-de-sac. Thoughtfully updated throughout, the property offers versatile accommodation, with three bedrooms on the first floor and an additional ground-floor bedroom or study, providing flexible and well-balanced living space.

The ground floor comprises a welcoming entrance hall, cloakroom, refitted kitchen with open-plan dining area, utility room, and a spacious lounge with patio doors opening onto the garden. Further accommodation includes a conservatory and a study, which could also serve as a fourth bedroom if required.

**William | Jones**

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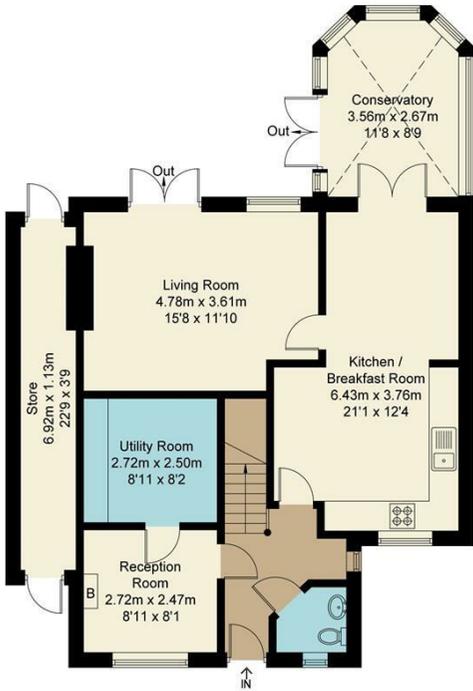


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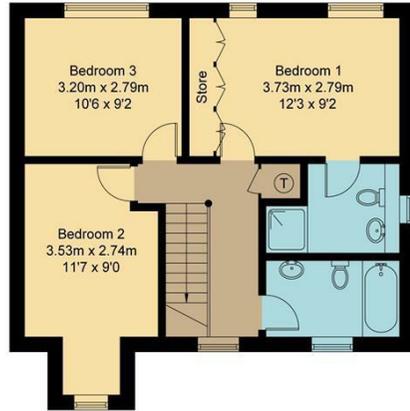
# Rother Garth, OX11

Approximate Gross Internal Area = 130.90 sq m / 1287 sq ft

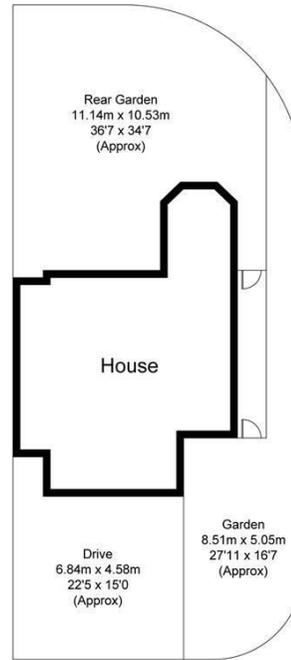
For identification only - Not to scale



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
210 Broadway  
Didcot  
Oxfordshire  
OX11 8RN

01235 812229  
didcot@wjestates.co.uk  
www.wjestates.co.uk

# William | Jones

Estate Agents