



## 2 ROTHER GARTH

DIDCOT, OX11 7RT

**£545,000**  
**FREEHOLD**

William Jones Estate Agents are delighted to present this attractive detached property, set within a small and sought-after cul-de-sac. The property has been thoughtfully updated and offers versatile accommodation, providing three upstairs bedrooms and one downstairs providing a well-balanced living space throughout.

The ground floor includes an entrance hall, cloakroom, a refitted kitchen with open-plan dining area, utility room, a spacious lounge with patio doors, a conservatory, and a study which can also serve as a fourth bedroom.

To the first floor are three generous double bedrooms, including a master bedroom with an en-suite shower room, together with a well-appointed family bathroom.

**William | Jones**

**Estate Agents**





William | Jones

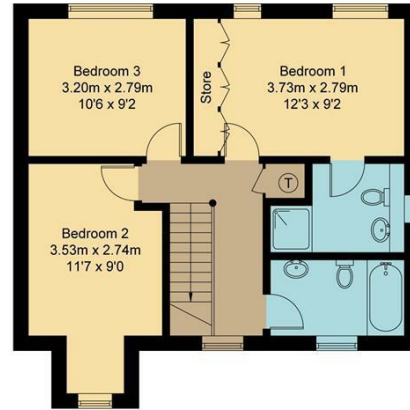
## Rother Garth, OX11

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

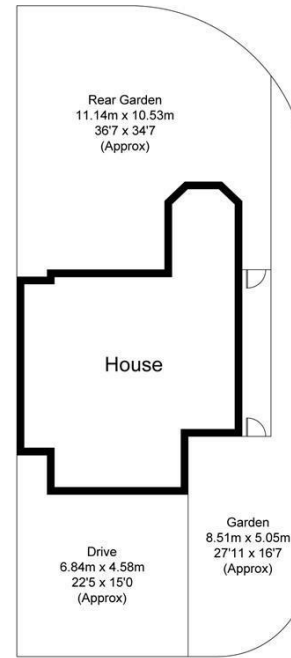
For identification only - Not to scale



Ground Floor



First Floor



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

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

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