



Lime Tree House, High Street
Harwell, Oxfordshire, OX11 0EX

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A substantial five bedroom Listed Grade II* period property, set in a spacious secluded garden which has been well maintained and includes a separate pool house, in the heart of this pretty and sought after village of Harwell. Lime Tree House has origins dating back to around 1200 and was originally a tithe barn before being remodelled to a house in around 1580 and is one of the country's first barn conversions. The house has been added to and changed over the centuries with significant rebuild in the Regency period, which gave the property its distinctive three gabled front façade with deep sash windows to the ground floor.

The present owners have undertaken some stunning renovations which have been done sympathetically to ensure it works with the house's history. The property also benefits from a detached double garage to the side of the plot. In addition there is a substantial red brick pool house with sliding glass doors situated at the rear of the house which allows you to overlook the delightful gardens whilst in the pool area. Lime Tree House now offers beautifully proportioned family accommodation with high ceilings to the principal reception rooms, and a mixture of period features with some lovely exposed timbers and an impressive fireplace to the sitting room, a wonderful flagstone floor to the hall and a 17th century dovecote in the gable above bedroom three. All this is blended with later features from the Regency period with large shuttered sash windows to the front elevation and an elegant Regency staircase.





- Five bedroom Grade II* listed period property
- Beautiful gardens with indoor pool
- Measuring in excess of 4000 sqft
- Situated in the heart of Harwell village
- Double garage and off street parking
- Three spacious reception rooms
- Stylish ensuite and family bathroom
- Local Authority: Vale of White Horse District Council
- Council Tax Band: G
- Tenure: Freehold

Harwell is a thriving and popular village conveniently placed just 2 1/2 miles west of Didcot. The village has a very pretty High Street with a variety of distinctive period properties. Village facilities include a village hall, St Matthew's church, a village butchers and general store, a primary school and nursery, a popular village pub, a large recreational area with children's playground, tennis courts and Sport and Social Club. Didcot offers comprehensive shopping and leisure facilities together with an excellent rail connection to London Paddington in approximately 40 minutes. Fast road access to the M4 and M40 motorways is provided by the A34 accessed close by at Milton or Chilton.

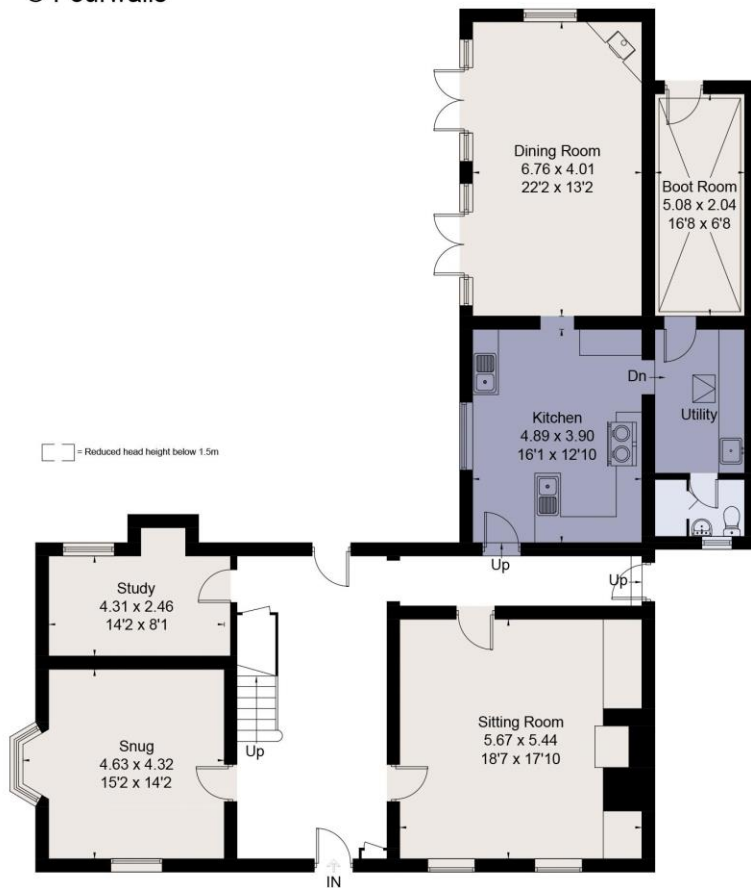
Approximate Area = 292.5 sq m / 3148 sq ft
 Garage = 27.9 sq m / 300 sq ft
 Pool Room = 80.1 sq m / 862 sq ft
 Total = 400.5 sq m / 4310 sq ft
 Including Limited Use Area (1.3 sq m / 14 sq ft)
 For identification only. Not to scale.
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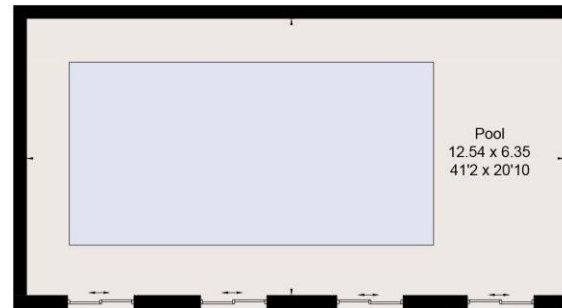
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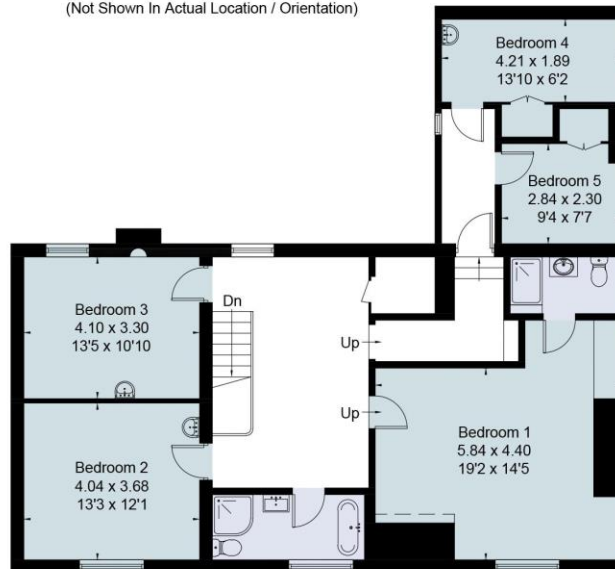
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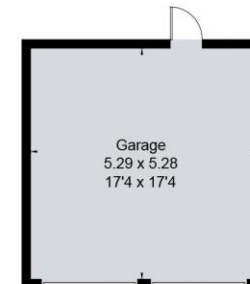
Ground Floor



Pool Room
 (Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual
 Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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