



Tigin Ban, High Street,
Harwell, Oxfordshire, OX11 0EU

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A charming Grade II listed cottage property with origins dating back to the 17th Century offering well proportioned and practical four-bedroom accommodation in a lovely garden setting in the heart of this popular and thriving village.

Tigin Ban underwent a sympathetic restoration and extension around 50 years ago and has been consistently maintained and cosmetically updated in the intervening years. Historically the cottage is a typical two bay, one and a half storey 17th century property and features two impressive inglenook fireplaces to the sitting room and dining room one of which features the original bread oven. The cottage has retained many period features with exposed timbers, many original windows and latch doors. These have been combined with some stylish and practical contemporary updates including a hand finished kitchen with central island well appointed contemporary bathroom and wet room style ground floor shower room/cloakroom. The outside space is particularly impressive with a generous driveway, extensive garage/workshop further garage and lovely mature gardens extending to just over 1/4 acre.

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.





- Charming Grade II listed property
- 4 bedrooms
- Lovely mature gardens
- Period features including 2 Inglenook fireplaces
- Impressive kitchen/dining room with island and French doors leading to garden
- Gas central heating
- Conservation area location
- Impressive, attached garage/workshop
- Didcot Parkway 2.7 miles
- A34 access at Chilton 3.2 miles
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 107.3 sq m / 1,155 sq ft (Including Internal Garage)
 First Floor = 59.6 sq m / 641 sq ft
 External Single Garage / Shed = 22.6 sq m / 243 sq ft
 Total = 189.5 sq m / 2,039 sq ft

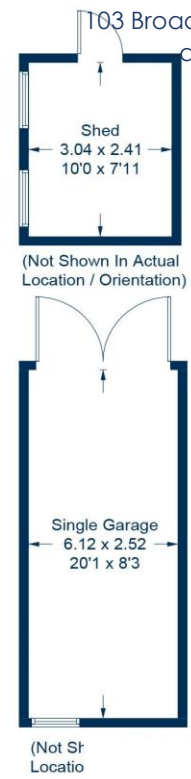
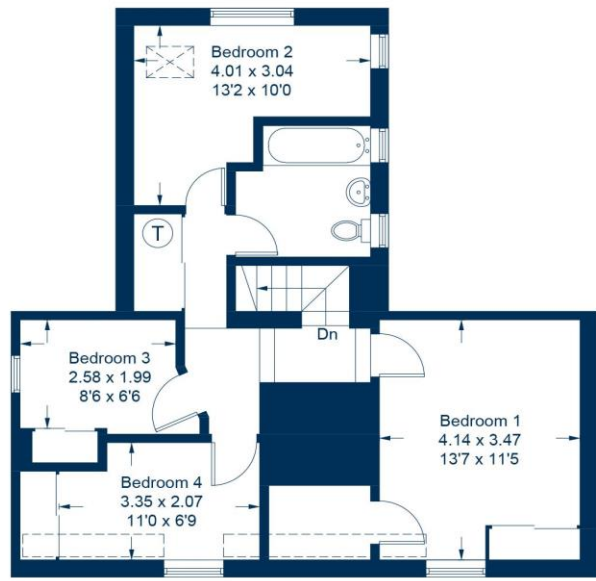
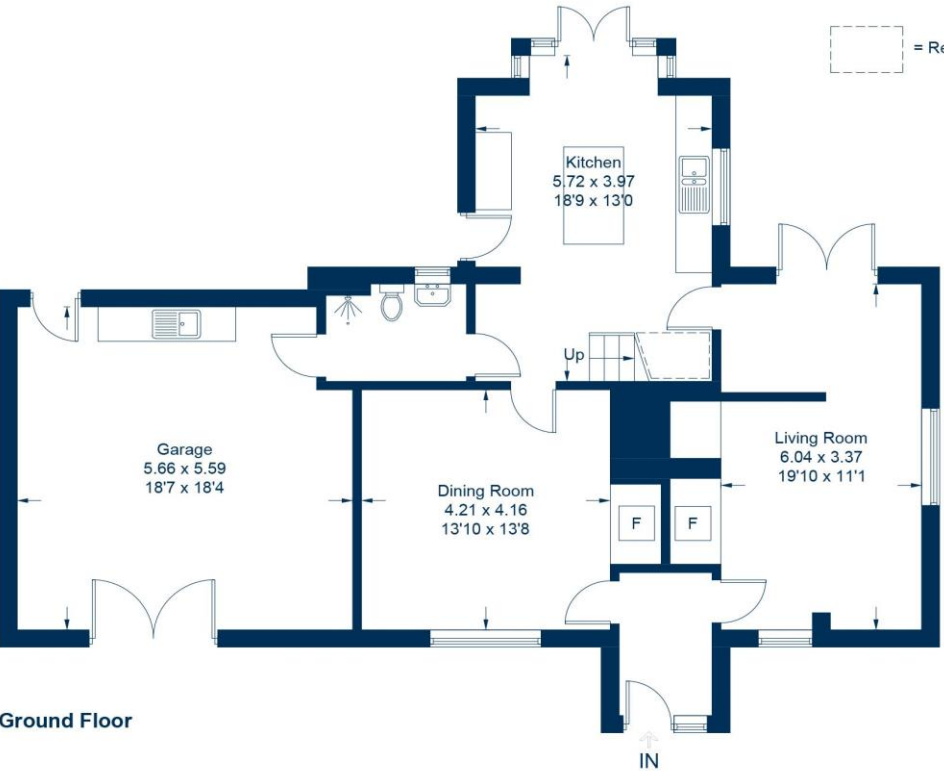


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SALES LETTINGS

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= Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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