



Angel Cottage, 5 Kings Lane
Harwell, Oxfordshire, OX11 0EJ

Angel Cottage, 5 Kings Lane, Harwell, Oxfordshire, OX11 0EJ

A quaint & quintessential two double bedroom country cottage with large garden and excellent reception accommodation including spacious lounge with fireplace, located on this lovely village lane in the heart of Harwell village.

The property comprises lounge with fireplace, inner hall with storage cupboard, bathroom with window, and farmhouse style kitchen-diner with stable door to garden. On the first floor there are two double bedrooms; the master with fitted wardrobes. To the rear of the property there is a long and large garden with patio, decking area, and shed. Viewings are highly recommended.

Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34 which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away, and provides fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.

Some material information to note: Grade 2 listed timber framed freehold house. Electric heating. Mains water, mains electrics, mains drains. The property has no allocated or driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers with the possible exception of no or limited data with EE. The property has pedestrian access rights for the owner and neighbours across/into the garden and the neighbours' garden. There is an element of flying freehold. The property is within the Harwell conservation area. The government portal generally highlights this as an unlikely/low risk postcode with surface water flooding as medium risk. Our vendor believes they are responsible for the boundary to the right from the front of the property. We are not aware of any planning permissions in place which would negatively affect the property.





- Two double bedroom country cottage.
- Large garden.
- Farmhouse style kitchen breakfast room with stable door to garden.
- Generous lounge.
- Quintessential village lane in the heart of Harwell village.
- Local Authority: Vale of White Horse District Council
- Council Tax Band: C
- Tenure: Freehold

Approximate Gross Internal Area 934 sq ft – 87 sq m
 Ground Floor Area 414 sq ft – 39 sq m
 First Floor Area 336 sq ft – 31 sq m
 Second Floor Area 184 sq ft – 17 sq m



SALES LETTINGS
 103 Broadway, Didcot, Oxon, OX11 8AL
 didcot@thomasmerrifield.co.uk
 Tel: 01235 813777



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Important Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.