



The Holloway, Harwell, OX11 0LS

£825,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Presented to an exceptionally high standard is this four bedroom detached bungalow set on 0.25 of an acre within the charming village of Harwell.

The bungalow has been meticulously renovated, extended and finished to the highest standard. Offering over 2000sqft of beautifully presented accommodation with a statement Wren kitchen with integrated appliances, quartz worktops, Amtico flooring, log burner, boiling water tap and water softener. Other benefits include four double bedrooms with two en suites, an open plan kitchen/diner and lounge, utility room and cloakroom, plus a four piece family bathroom.

To the front of the property there is an extensive driveway with parking for multiple vehicles, as well as a double garage with electric roller doors. Finally, to the side and rear there is a re landscaped wrap around garden surrounded by mature trees and shrubbery.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a very low flood risk.

If you require further information regarding covenants and boundaries these can be provided upon request.





Key Features

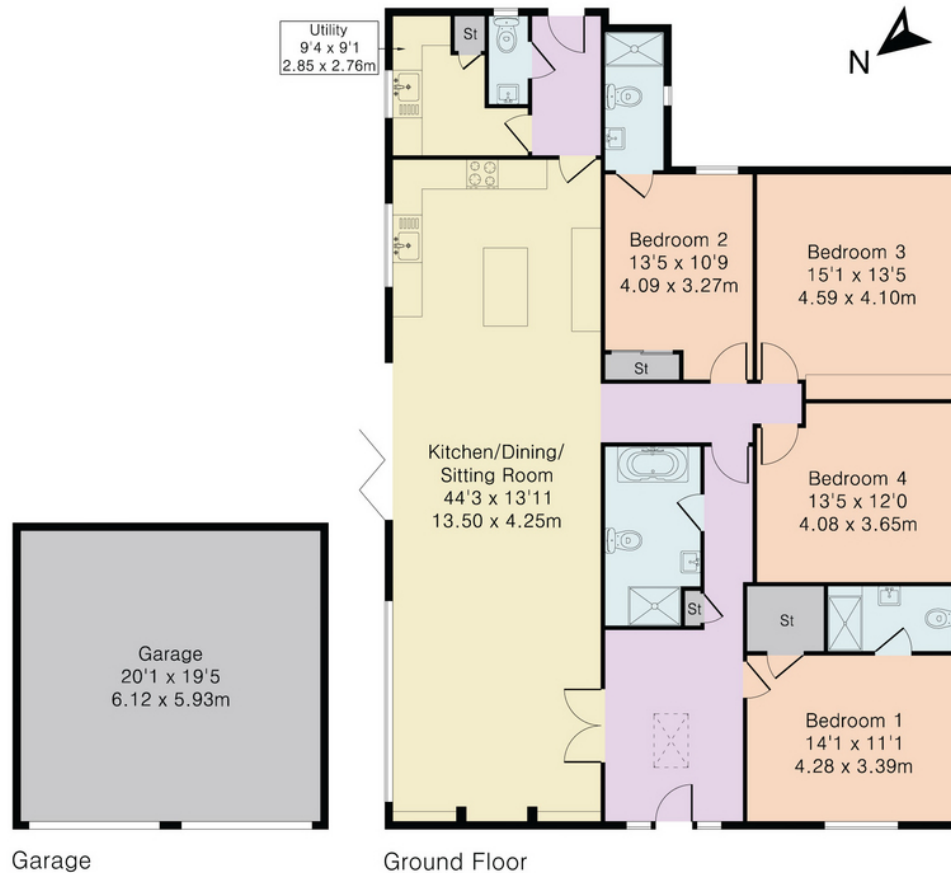
- Detached
- 0.25 acre
- Wren kitchen
- Amtico flooring
- Full Google Nest smart home system (nest hub, cctv cameras, nest thermostat)
- Range style dual fuel oven
- Utility & Cloakroom
- Four double bedrooms
- Double garage with electric roller doors
- EPC Rating: C

The Location

Harwell is a popular pretty and thriving village just two miles West of Didcot. Facilities within the village include a butchers shop, newsagents and general store, primary school & nursery, garage and popular village pub. Didcot is approximately two miles away (Didcot Parkway London Paddington in 40 minutes is less than 3.5 miles) and offers excellent shopping and leisure facilities



Approximate Gross Internal Area 2214 sq ft – 205 sq m
Ground Floor Area 1823 sq ft – 169 sq m
Garage Area 391 sq ft – 36 sq m



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.

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