



Manor Green, Harwell, OX11 0DQ

£532,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located in a quiet and secluded development opposite a pleasant green area in the highly regarded village of Harwell is this four bedroom detached family home with garage and exceptional kitchen-diner-family room extension with skylight's and bi-fold doors to the garden. This very well-presented and practical home has been comprehensively modernised, extended and improved throughout by the current owners. The property comprises entrance hall, cloakroom, lounge with wood-burning stove, and a statement kitchen-diner-family room with bi-fold doors to the garden. On the first floor there is a modern re-fitted shower room and four generous bedroom. Three of the bedrooms are double rooms with fitted wardrobes; the master with modern refitted en-suite. To the rear of the property there is a pleasant garden with raised flower beds and side access. Finally, to the front of the property there is driveway parking which leads to a garage with light & power.

For the finish and location of this impressive family home to be fully appreciated; it must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has shared access leading to private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





## Key Features

- Four bedroom detached family home with statement kitchen-diner-family room extension
- Two modern refitted bathrooms (one en-suite to master bedroom)
- Ideal family location in a quiet close fronting on to a pleasant green area in the highly regarded village of Harwell
- Driveway parking and garage
- Fitted wardrobes
- Living room with wood burning stove



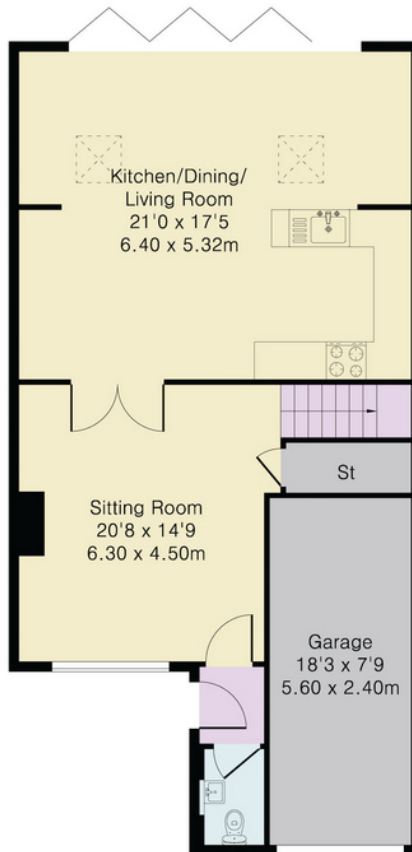


## The Location

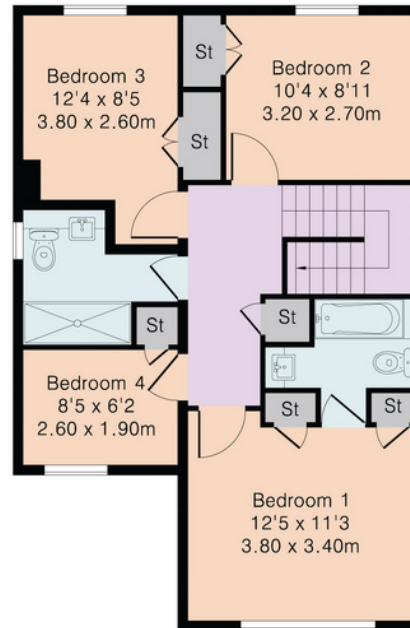
Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. The town of Didcot is about two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



Approximate Gross Internal Area 1353 sq ft – 126 sq m  
Ground Floor Area 769 sq ft – 72 sq m  
First Floor Area 584 sq ft – 54 sq m



Ground Floor



First Floor

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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