



Reading Road, Harwell, OX11 0LU

£840,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A unique character property traditionally built by Border Oak, the award-winning design and construction company who specialise in bespoke oak buildings, in a lovely Sylvan setting on the edge of Harwell Village.

Built for the current owners approximately 20 years ago, Wood End blends the character features of a traditional timber framed house with the convenience and lower maintenance of a modern building. Features include exposed oak wall and ceiling timbers, solid oak internal doors, skirtings and architraves and oak boarded floors. There is an impressive inglenook style fireplace to the sitting room and the property enjoys well-proportioned rooms throughout. Other points of note include gas fired central heating with underfloor heating to the ground floor a newly fitted bathroom and en-suite and sealed double glazing to the timber cottage style windows. Wood End is set centrally in a particularly private plot surrounded by trees and natural screening. When built the original planning consent included a large sunroom to the rear of the sitting room and a double garage, these could be added if desired subject to the confirmation of ongoing planning consent.



Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast 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 highlights this and area is very low risk for surface water 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

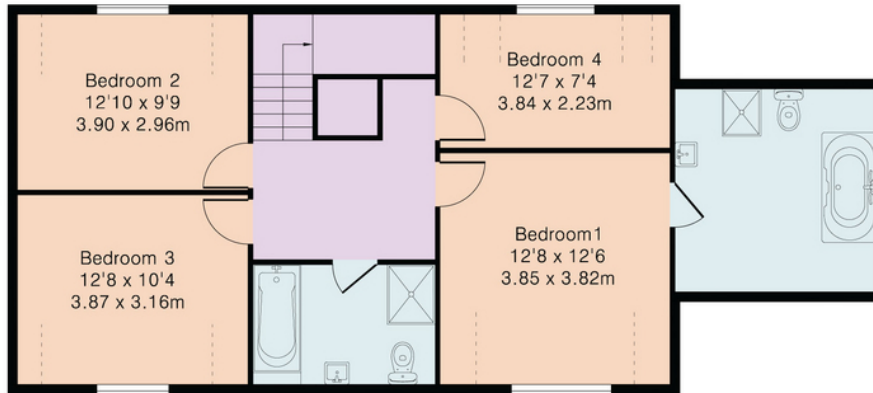
- Character border oak built property
- Four double bedrooms
- large en-suite and family bathroom
- Gas central heating, underfloor to ground floor
- Oak boarded floors
- Double glazed cottage windows
- Ground floor utility/shower room
- Generous kitchen/dining room
- Private Gardens
- Council Tax Band F EPC Rating: tbc

The Location

Harwell is a popular and thriving village lies approximately 2.5 miles to the west of Didcot and offers such facilities as a village butcher, newsagent and general stores, village primary school, pre-school, parish church, garage and pub. Harwell is served by a frequent bus service connecting Didcot, Wantage and Abingdon as well as the Harwell Science Park, whilst Didcot Parkway is just 3.2 miles from the property with a mainline rail connection to London (Paddington) in under 40 mins.



Approximate Gross Internal Area 1776 sq ft – 165 sq m
Ground Floor Area 927 sq ft – 86 sq m
First Floor Area 849 sq ft – 79 sq m



First Floor



Ground 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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