



Fidlers Orchard, Harwell, OX11 0FR

£625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within the Alder View development on the edge of Harwell Village is this tasteful and beautifully presented five bedroom detached family home with double garage built to Taylor Wimpey's 'Stanton' design.

The property comprises of a spacious entrance hall, bright and airy lounge, useful downstairs study, W/C & utility room and an impressive kitchen/diner with fully integrated appliances spanning the full width of the house leading onto the private and sunny garden.

On the first floor there are three bedrooms with an en-suite shower room to the principal bedroom plus a family bathroom. On the second floor there are a further two further double bedrooms bedrooms and a shower room. To the rear of the property there is an enclosed and private westerly facing garden with access to the double garage with light and power. To the side of the property there is large double driveway with parking for multiple vehicles to the front of the double garage.

For the size position and presentation to be fully appreciated a viewing is highly recommended.

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

Broadband - according to Ofcom, Ultrafast and Fast Broadband are available (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a low water flood risk.

Current residents of this development pay a year or monthly payment to Remus

Estate Management Charge – the current occupier pays approximately £300 annually.

For further information relating to the Register of Title then please do get in touch.





Key Features

- Located on the ever popular Alder View development in the pretty village of Harwell
- Accompanied with large driveway and double garage with full power & lighting
- En-suite shower room to the largest bedroom
- Fully tiled family bathroom and en-suite shower room
- Upgraded internal decor including quartz worktops, tiled flooring throughout large proportion of the ground floor and integrated kitchen appliances
- Yearly Site Management Charge - Approx £285 to £300 (Remus Management)

The Location

Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school & nursery, village butcher, newsagent and store, garage, church and The Hart of Harwell pub. Didcot offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 40 minutes.

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.

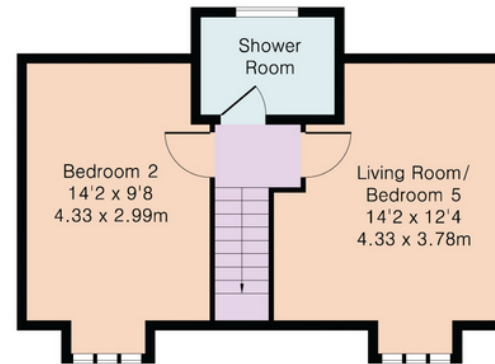
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

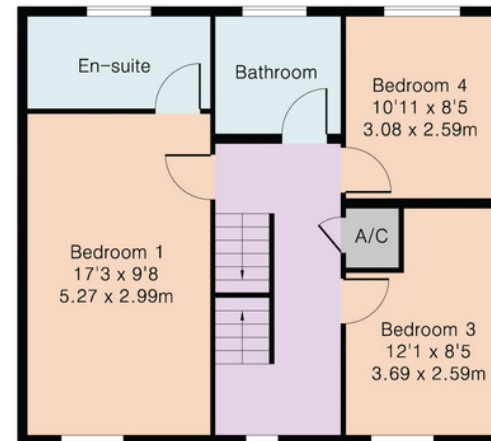
T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS

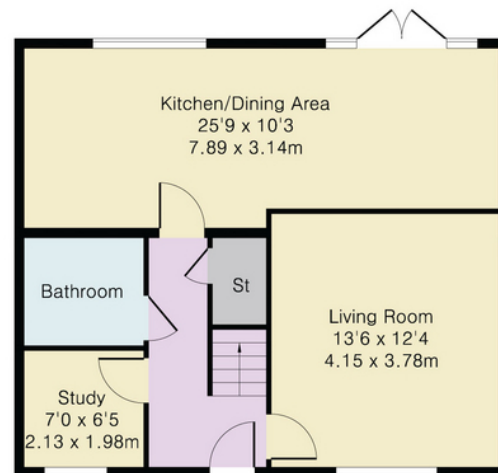
Approximate Gross Internal Area 1932 sq ft – 180 sq m
Ground Floor Area 590 sq ft – 55 sq m
First Floor Area 590 sq ft – 55 sq m
Second Floor Area 410 sq ft – 38 sq m
Garage Area 342 sq ft – 32 sq m



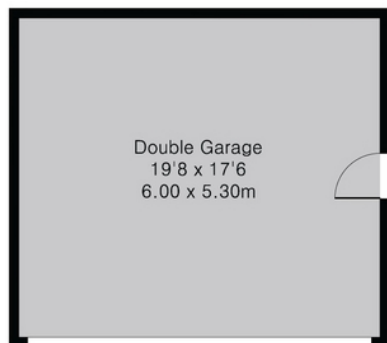
Second Floor



First Floor



Ground Floor



Garage