



Barrow Lane, Harwell, OX11 0EA

£950,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A completely charming and inviting five double bedroom, four reception room detached farmhouse with large garden and garage located in this very quiet position in the conveniently located village of Harwell.

Dating back to the mid 1600's but valuably not listed, this well-presented detached family home offers 2,602sq ft of character accommodation with a wealth of original features and planning permission for a significant kitchen-extension with skylight. With ample accommodation throughout the property comprises entrance porch, entrance hall, lounge with wood-burning stove, family room with wood-burning stove, formal dining room with space for an eight seater table, library/piano room, shower room, study, utility room and kitchen.

Two staircases lead to the first floor accommodation which offers a family bathroom and five double bedrooms; the principal bedroom with dressing area and en-suite bathroom. To the front of the property there is driveway parking leading to a garage with light & power. Finally, to the rear, there is a significant garden with well stocked borders, vegetable patch, potting sheds, patio, lawn and fruit trees.



For the size and location of this beautiful lifestyle property to be fully appreciated; it must be viewed.



Key Features

- Five double bedroom detached lifestyle property comprising 2,602sq ft of accommodation
- Four reception rooms offering flexible accommodation including library/piano room
- Driveway and garage
- Quiet location in this conveniently located and pretty village
- 1600's character property, which is conveniently not listed
- Large garden with a number of themed areas, including a vegetable patch
- Three bathrooms, including an en-suite to the principal bedroom
- Planning permission for a large kitchen extension



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.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking and is accessed by a byway open to all traffic. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permission would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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.

Approximate Gross Internal Area 2602 sq ft – 241 sq m
Ground Floor Area 1339 sq ft – 124 sq m
First Floor Area 1187 sq ft – 110 sq m
Outbuilding Area 76 sq ft – 7 sq m



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