



Wantage Road, Harwell, OX11 0LL
£875,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A five double bedroom, three bathroom detached chalet style home offering 3107sq ft of well-appointed accommodation with two very impressive reception rooms, garage and large manicured garden to the rear.

Thoughtfully remodelled and significantly extended by the current owners in recent years to offer room sizes of notable scale and all the practicalities of modern living including study, utility room and luxury five piece en-suite bathroom to the principal bedroom. The accommodation comprises entrance hall and integral hallway with parquet flooring, study/6th double bedroom, kitchen-diner-family room with central island, exceptional lounge diner with wood burning stove and bi-fold doors to garden, two double bedrooms, utility room, and luxury four piece bathroom with free standing bath. An oak staircase leads to a large landing and the first floor accommodation which has a modern shower room and three very large double bedrooms; the master with an impressive five piece en-suite bathroom.

To the rear of the property there is a large predominantly lawned garden with thriving vegetable patch, greenhouse, patio and decking area. Finally, to the front; there is driveway parking leading to a larger than average garage with electric roller door. For the size of this well presented family home to be fully appreciated it must be viewed.





Key Features

- Five double bedroom detached chalet style property.
- Two large reception rooms including kitchen/dining/family room
- Three bathrooms
- Study/sixth double bedroom
- Large garden
- 3107 sq ft of well appointed accommodation with spacious rooms
- Larger than average garage with electric roller door
- Solar panel system with battery, enabling reduced energy costs
- EV car charging point



The Location

Harwell is a conveniently placed Oxfordshire village with local school, butchers, 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 driveway parking with a right of access over it for the neighbouring home. 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/very low risk address for flooding. We are not aware of any planning permissions 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.

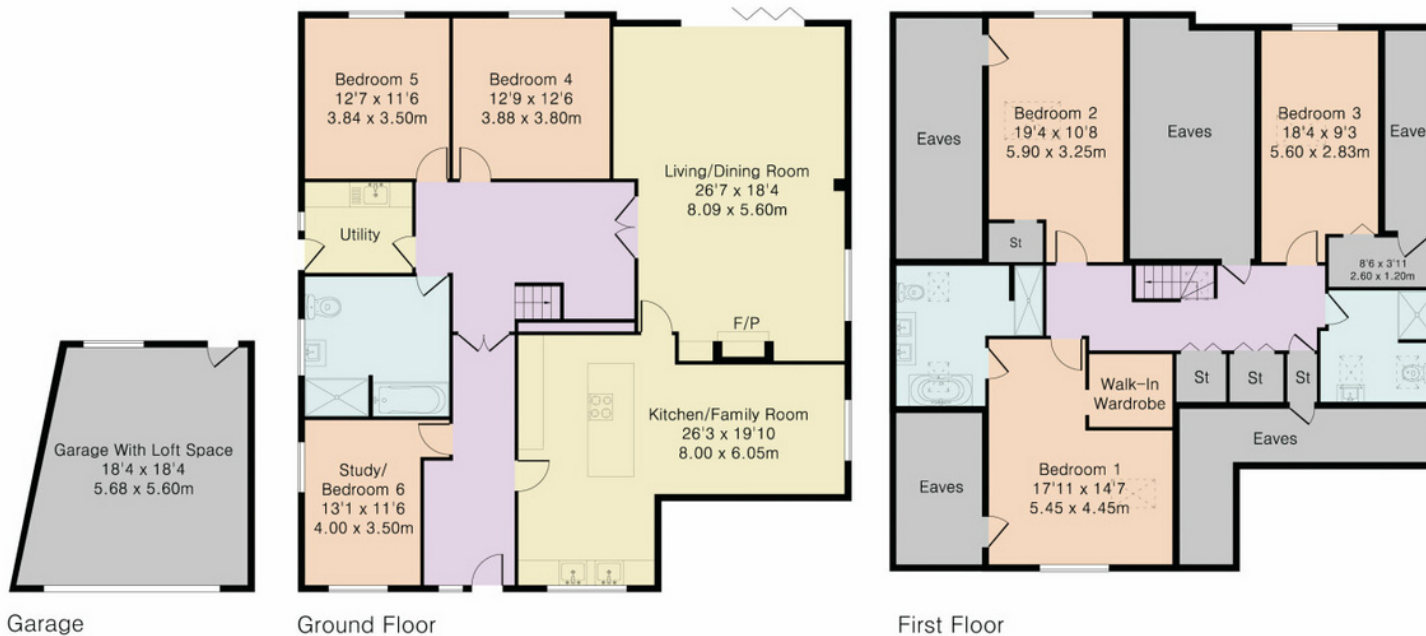
The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy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

Approximate Gross Internal Area 3158 sq ft – 293 sq m

Ground Floor Area 1806 sq ft – 168 sq m

First Floor Area 1047 sq ft – 97 sq m

Garage Area 305 sq ft – 28 sq m



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