



Lynwood Didcot Road, Harwell, OX11 0DP
Offers Over £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This four bedroom detached family property is situated in the desirable village of Harwell with an outlook across open fields and is offered to the market with no onward chain.

Offering in excess of 2000 sq ft, this family home offers flexible accommodation throughout. The accommodation comprises of an entrance hall, four well-proportioned ground floor bedrooms, a four piece family bathroom, cloakroom and a larger the average lounge with patio doors leading out to a raised patio area. There is also a spacious kitchen/diner layout with added breakfast bar, which leads nicely into a conservatory overlooking the south facing rear garden.

There is a further first floor room, currently being used as an office space but could be transformed into a further bedroom with additional bathroom, subject to the correct planning permission. Other benefits include two garages, one with an additional space, as a workshop, ample driveway parking and gas central heating. To fully appreciate the size and location, viewings are highly recommended.





Key Features

- Detached four bedroom property with views across over open fields
- Kitchen/diner
- Conservatory
- First floor space, currently used as office space
- Garaging and workshop
- Ample driveway parking
- No onward chain

The Location

Harwell village offers a range of facilities including a butcher's shop and village store primary school and nursery garage and busy village pub (The Heart of Harwell). Didcot is just 2 miles away and offers excellent shopping and leisure facilities together with a mainline rail connection to London (Paddington 45 minutes). Didcot offers comprehensive leisure and sporting facilities for all ages with The Orchard shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34, which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.



Approximate Gross Internal Area 2069 sq ft – 192 sq m
 Ground Floor Area 1440 sq ft – 134 sq m
 Loft Room Area 358 sq ft – 33 sq m
 Outbuilding Area 271 sq ft – 25 sq m



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