



Church Lane, Harwell, OX11 0EZ

£795,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Completely restored and renovated in recent years, including a new thatched roof, is this beautiful three bedroom detached 'picture postcard' period home, located in the heart of this thriving village surrounded by other impressive homes of varying ages and offering the most stunning garden with outbuildings and slow running stream to the rear.

Positioned on this quintessential village lane, this Grade II listed property offers a wealth of original features and is one of the most complete restorations we have seen of a home of this age in recent months.

The Dell offers the most stunning garden to the rear which has a particularly private aspect with richly planted borders, large vegetable patch, mature tree's and a variety of outbuildings including workshop and crafts room perfectly situated next to the stream at the rear. Internally, the property comprises entrance hall; dining room/family room with fireplace, main lounge with fireplace, cloakroom with utility and toilet facilities, farmhouse style kitchen with bespoke cabinetry, and luxury bathroom. On the first floor there is an exceptional principal suite and two further generous bedrooms. To the front of the property there is driveway parking for multiple cars leading to a larger than average garage.

For the garden, location and meticulous manner in which this property has been renovated to be fully appreciated; the home must be viewed.





## Key Features

- Completely renovated and restored to a meticulous standard throughout.
- Stunning garden offering a very private aspect, stream, and a variety of outbuildings
- Grade 2 listed property located in the heart of this desirable village on this very pretty & quiet village lane
- Three double bedrooms
- Luxuriously appointed kitchen and bathroom
- Two impressive reception rooms
- Larger than average garage, workshop and crafts room



## The Location

Harwell is a conveniently placed Oxfordshire village with local school, 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 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. The property is grade II listed and within the conservation area. Ofcom checker indicates standard to ultrafast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a potential surface water flooding area. 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.



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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 2062 sq ft – 192 sq m  
Ground Floor Area 886 sq ft – 82 sq m  
First Floor Area 620 sq ft – 58 sq m  
Garage Area 222 sq ft – 21 sq m  
Outbuilding Area 334 sq ft – 31 sq m



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