



Reading Road, Harwell, OX11 0LU
£865,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming character property in a lovely sylvan setting of just over ¼ acre, traditionally built by Border Oak, the award-winning design and construction company specialists in bespoke oak buildings, on the edge of Harwell Village.

Built for the current owners approximately 20 years ago, Wood End offers buyers all the character of a traditional timber framed home with the convenience lower maintenance and impressive energy performance of a modern building.

Character features include exposed natural oak wall and ceiling timbers, solid oak internal doors, skirtings and architraves, boarded floors, an impressive oak staircase and an inglenook style fireplace to the sitting room. The house offers well balanced accommodation with well-proportioned rooms throughout and of course regular ceiling heights !

Other points of note include gas fired central heating with underfloor heating to the ground floor a newly fitted bathroom and en-suite and sealed double glazing to the timber cottage style windows.

The house is set centrally in a particularly private ¼ acre plot surrounded by trees and natural screening. When built the original planning consent included a large sunroom to the rear of the sitting room and a double garage, these could be added if desired subject to the confirmation of ongoing planning consent.

Wood End enjoys a slightly elevated position set back from the Reading Road approached by a tree lined driveway which leads to a gravel sweep in front of the property.





Key Features

- Character border oak built property
- Four double bedrooms
- large en-suite and family bathroom
- Gas central heating, underfloor to ground floor
- Oak boarded floors
- Double glazed cottage windows
- Ground floor utility/shower room
- Generous kitchen/dining room
- Private gardens
- Council Tax Band F



The Location

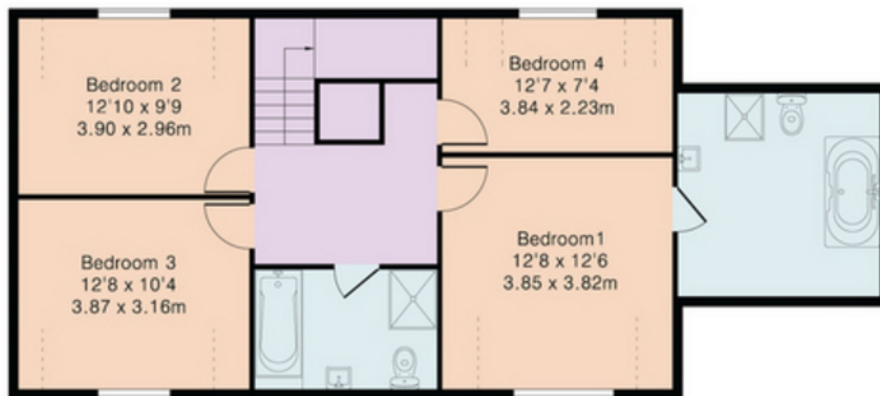
Harwell is a popular and thriving village that lies approximately 2.5 miles to the west of Didcot and offers such facilities as a village butcher, newsagent and general stores, village primary school, pre-school, parish church, garage and pub. The village is served by a frequent bus service connecting Didcot, Wantage and Abingdon, as well as the Harwell Science Park whilst Didcot Parkway is just 3.2 miles from the property with a mainline rail connection to London (Paddington) in under 40 mins.

Didcot offers a wide range of shopping and leisure facilities including a recently enlarged shopping centre (The Orchard Centre), multiplex cinema and Cornerstone Arts Centre. The market town of Wantage is just 6 miles distance with Newbury and Oxford easily accessed via the A34 at either Milton Interchange or Chilton interchange the A34 also offers fast access to the M4 and M40 motorways. Primary schooling is available in Harwell Village with secondary schooling at Didcot and Wantage.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this and area is very low risk for surface water flooding. 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



Approximate Gross Internal Area 1776 sq ft – 165 sq m
Ground Floor Area 927 sq ft – 86 sq m
First Floor Area 849 sq ft – 79 sq m



First Floor



Ground Floor

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.

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