



Kings Lane, Harwell, OX11 0EJ
Offers In Excess Of £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A luxuriously appointed and extended three double bedroom detached home finished to very a high standard, located on this quintessential village lane in the heart of Harwell village with impressive kitchen-diner and ample driveway parking.

The property sits at the foot of a good size gravelled driveway and comprises entrance hall, lounge with wood-burning stove and French oak flooring, family room/study, cloakroom and exceptional kitchen-diner-family area overlooking the garden. On the first floor there is a four piece bathroom and three large double bedrooms, all with fitted wardrobes and the master with an en-suite shower room. To the rear of the property there is a predominantly lawned garden with two patio areas and large workshop with light, heating & power. Other benefits include solid oak double glazed windows and significantly upgraded insulation.

For the finish, size and location to be fully appreciated; the property must be viewed.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. The property is within the Harwell conservation area. 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 permissions would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Exceptionally well-presented three double bedroom detached village home
- Impressive driveway for multiple vehicles
- Located in the heart of Harwell village on this pretty country lane
- En-suite to master bedroom
- Exceptional kitchen/dining/family room with quartz work surfaces
- Oak framed double glazed windows
- Family room/study
- Good size garden with workshop



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.



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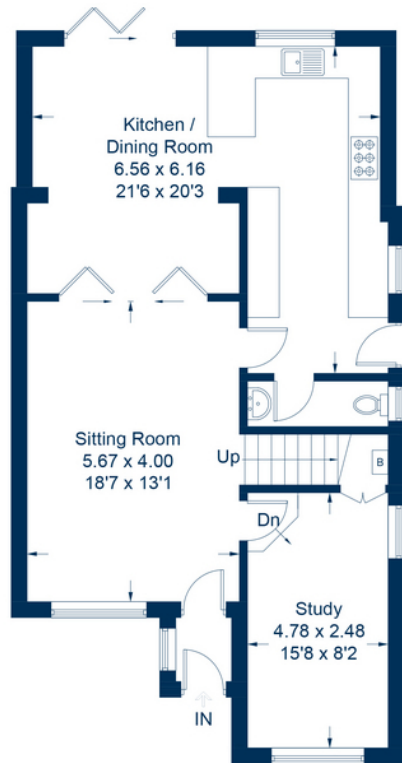
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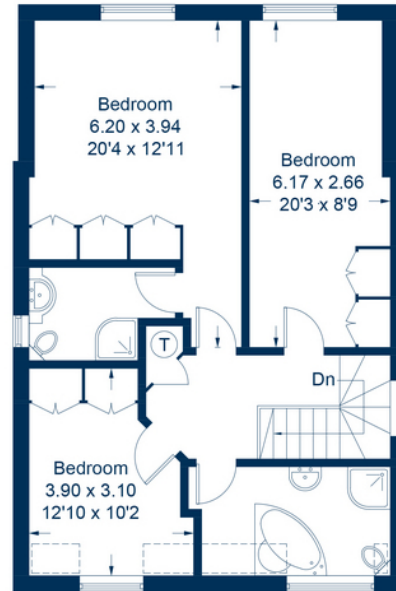
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Approximate Gross Internal Area
Ground Floor = 80.2 sq m / 863 sq ft
First Floor = 70.3 sq m / 757 sq ft
Workshop = 17.2 sq m / 185 sq ft
Total = 167.7 sq m / 1,805 sq ft



Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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