



Kings Lane, Harwell, OX11 0EJ

Offers Over £700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A beautifully presented four bedroom home, offering stylish and characterful accommodation, combining large open plan living spaces with cottage style features in a quiet, non-estate location in the heart of Harwell Village.

The property was built in 1990 in a traditional timber framed cottage style and was extended and reconfigured and comprehensively updated by the present owners in the last four years. A vaulted addition complete with Velux skylights and bifold doors opening to the garden has been added to the rear to create an impressive plan living, kitchen and dining space complete with island and wood burning stove to the lounge area. A separate snug, study, cloakroom and large utility room complete the ground floor. Upstairs, are four bedrooms together with a re-fitted family bathroom and ensuite to the principal bedroom.

The house features a variety of Cottage style features with latch doors and some exposed structural timbers.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking and garaging. 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

- Four bedrooms
- Impressive open plan living/kitchen/dining space
- Snug style family room
- Refit Ensuit
- Large utility room with homeworking area
- Cloakroom
- Study
- West facing private garden
- Garage and extensive driveway







## 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.

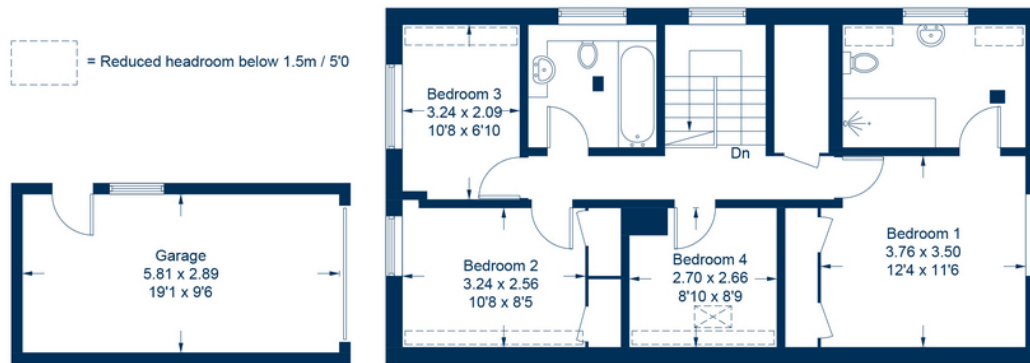


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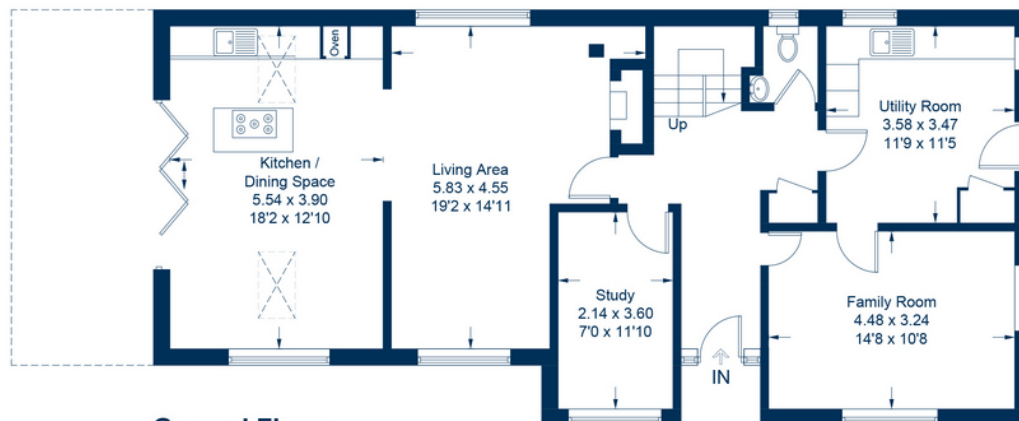
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Approximate Gross Internal Area  
Ground Floor = 99.1 sq m / 1,067 sq ft  
First Floor = 67.3 sq m / 724 sq ft  
Garage = 16.8 sq m / 181 sq ft  
Total = 183.2 sq m / 1,972 sq ft



(Not Shown In Actual Location / Orientation)

**First Floor**



**Ground Floor**

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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