



Grove Road, Harwell, OX11 0EG

Offers Over £750,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

NO ONWARD CHAIN - Occupying a sizeable plot & elevated position from the road and presented to the highest specification throughout, is this significantly extended four-bedroom detached bungalow spanning over 1800 sqft and located in the heart of this pleasant South Oxfordshire village.

The property has been entirely renovated, extended and upgraded within recent years and offers sizeable accommodation with the sleeping and living space occupying each side of the bungalow. The accommodation offers a family sitting room with wood burner, a bespoke kitchen-diner-family room with under floor heating, quartz work tops and two bi-fold doors leading on to the landscaped rear garden. There are then at least three double bedrooms with the largest being accompanied by a refitted en-suite shower room and bi-folding doors also leading on to the landscaped rear garden.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property a driveway for multiple vehicles. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode for 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.





Key Features

- Immaculately presented and well maintained internally & externally
- Living room with wood burning stove
- Two modern refitted bathrooms (one en-suite to master bedroom)
- Four bedroom detached family home with statement kitchen-diner-family room extension
- Underfloor heating to the kitchen dining room
- Ideal family location in a quiet close fronting on to a pleasant green area in the highly regarded village of Harwell
- End of chain sale
- EPC D
- Council Tax F



The Location

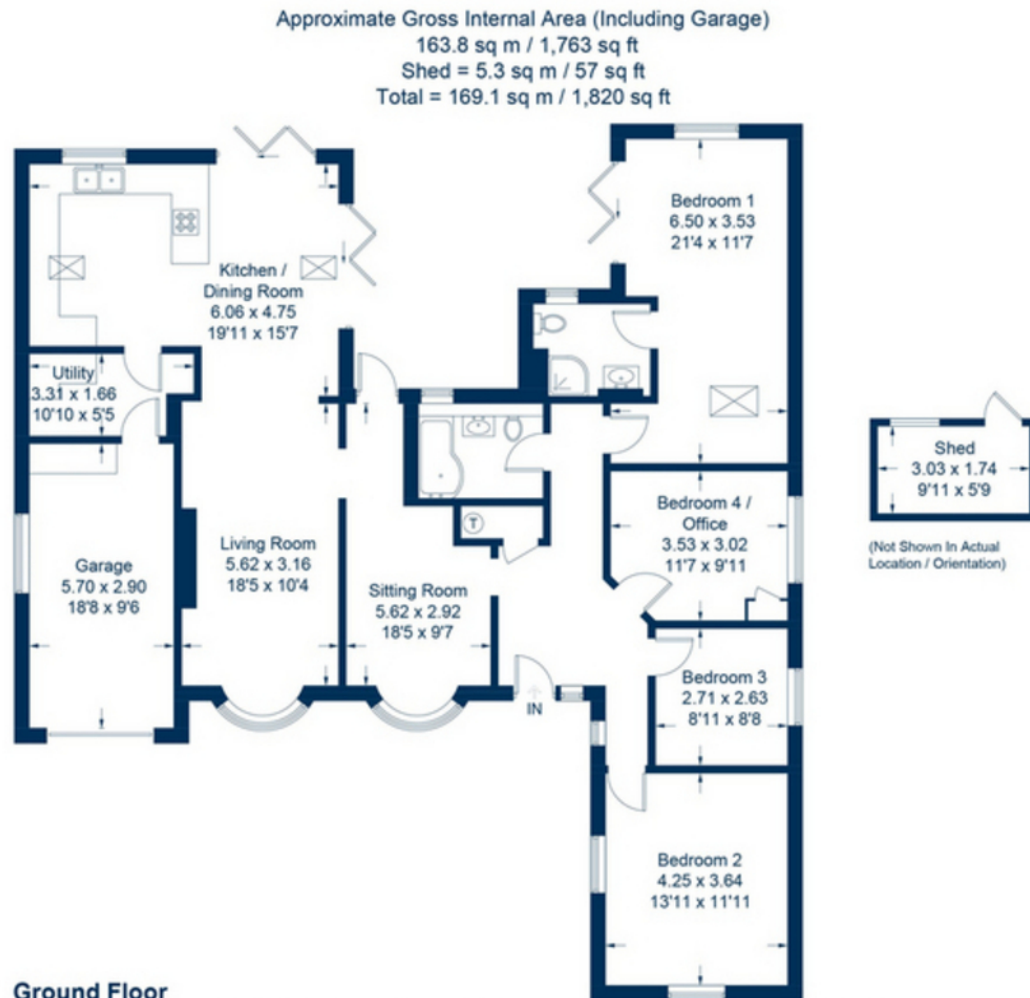
Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher and village store together with a large recreation ground, tennis & bowls club. The village gives excellent access to the A34 which in turn leads to the M4 and M40 motorways. The town of Didcot is about two 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. The Hart of Harwell pub has recently taken new ownership from local landlords who run established gastro-pubs in East Hagbourne and Didcot itself.



Thomas Merrifield and their clients give notice that:

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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.



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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