

Westfield House Grove Road, Harwell, OX11 0EF £850,000 Freehold

THOMAS MERRIFIELD







The Property

A substantial former farmhouse offering over 2,200 sq ft of accommodation set in an established principally walled private garden in a central location within Harwell Village.

Westfield House was originally built in in the mid 1960's before being significantly extended and remodelled approximately 25 years ago. The accommodation is particularly versatile with four generous reception rooms, a large family kitchen, four double bedrooms and two bathrooms.

The house has been freshly redecorated throughout and has the advantage of gas central heating sealed double glazing and is offered for sale with vacant possession.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to Superfast 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.





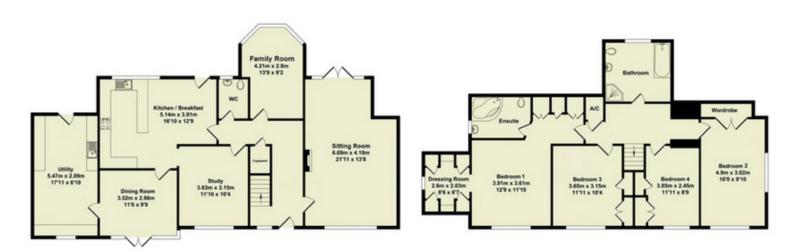
Key Features

- Four reception Rooms
- Large family kitchen
- Utility room
- Principal bedroom with dressing area and en-suite
- Three further double bedrooms
- Mature principally walled gardens
- Large driveway with scope for double garage (subject to planning consent)
- Gas central heating and double galzingouble
- EPC Rating: D
- · Council Tax Band: F

The Location

Harwell is a thriving South Oxfordshire village just two miles to the west of Didcot . Facilities include a primary school and pre school, village pub ,Butchers and general store. There is a large recreation ground, tennis courts & bowls club. The village offers easy access to the A34 at Milton or Chilton, 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.





Ground Floor Approx. Floor Area 114.93 Sq.M.

Garden = 28.2m x 31m Max

1st Floor Approx. Floor Area 89.88 Sq.M. (967 Sq.Ft.)

Total Approx. Floor Area 204.81 Sq.M. (2204 Sq.Ft.)

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Didcot Office 103 Broadway, Didcot Oxfordshire, OX11 8AL

- T 01235 813 777
- E didcot@thomasmerrifield.co.uk
- W thomasmerrifield.co.uk

