



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

THOMAS
MERRIFIELD
SALES LETTINGS



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 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 glazing
- 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.
(1237 Sq Ft.)

Garden = 28.2m x 31m Max

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

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.

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