



Reading Road, Harwell, OX11 0JJ
£825,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A substantial mature detached property offering flexible accommodation set in gardens and grounds of 0.6 acre with open views over surrounding farmland.

Downs Edge offers just over 2200 square-foot of accommodation to the main house, arranged over two floors. The property has been in long-term family ownership and has been enlarged and improved over the years. Most recently the kitchen, en-suite and ground floor family bathroom have been refitted, plus bifold doors have been installed to the family room.

Other points of note include the addition of both solar water heating and photo voltaic panels, which provide a feed in tariff.

The gardens and outside space are amongst the outstanding features of the property, extending to over half an acre with two large patio areas, stocked gardens, a single garage adjoining the house and a large timber building to the rear of the property, which offers significant scope either as a workshop, further garaging, home office or potential annex.





Key Features

- 4/5 bedrooms and 3 reception rooms
- Open fire to main living room and wood-burning stove to family room
- South facing rear garden
- Double entrance drive/ample parking
- Refitted kitchen/dining room, en-suite and family bathroom
- Impressive gardens & grounds of 0.6 acre
- Gas central heating
- Attached garage & further 10 m x 5.25 m garage
- Solar water heating and photo voltaic panels
- EPC Rating C. Council Tax G



The Location

Harwell is a conveniently placed and pretty South Oxfordshire village offering a range of facilities including a primary school, pre school, pub (The Heart of Harwell), butcher and village store, together with a large recreation ground and tennis and bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. 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.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Superfast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding. We have not conducted our own surveys; properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



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2. Any areas, measurements or distances are approximate.

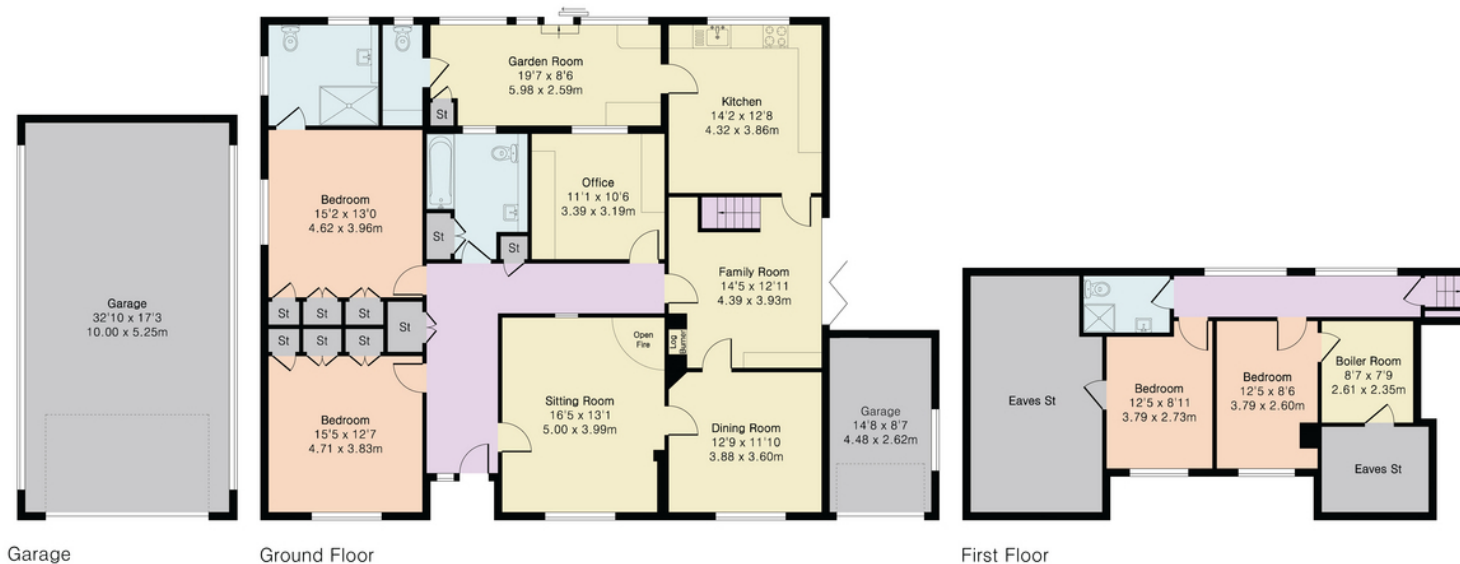
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**Approximate Gross Internal Area 2307 sq ft - 215 sq m
(Excluding Garage)**

Ground Floor Area 1892 sq ft – 176 sq m

First Floor Area 415 sq ft – 39 sq m

Garage Area 691 sq ft – 64 sq m



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