



Manor Green, Harwell, OX11 0DQ

Offers Over £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented four bedroom detached house, comprehensively updated and reconfigured to offer stylish and well proportioned accommodation with a contemporary finish.

The property now offers an impressive open plan kitchen and dining space with double doors opening through to a sunroom. A generous sitting room and refitted cloakroom complete the ground floor. Upstairs are four bedrooms with an en-suite to the principal bedroom and a re-fitted family bathroom.

Other features include oak finished internal doors, "Karndean" hard flooring throughout the ground floor and a landscaped, low maintenance garden in the "Japanese style". To the front of the property is an integral garage and a block paved driveway.

Manor Green is a popular development of just over 30 detached homes of varying design clustered around a central green with mature trees.





Key Features

- Four bedrooms
- Open plan kitchen/dining space
- Sunroom with French doors to gardens
- Generous sitting room with cast iron Victorian style fireplace
- Gas central heating and UPVC double glazing
- Karndean flooring throughout ground floor
- Contemporary refitted bathroom and en-suite
- Integral garage
- Landspaced gardens in the Japanese style
- Council Tax Band: E EPC Rating: D



The Location

Harwell is a thriving and convenient village with a range of local facilities including a primary school & nursery, village butcher, newsagent and store, garage, Church and The Hart of Harwell pub. Didcot (2.5 miles) offers extensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 40 minutes.

Some material information to note: Gas central heating. Mains water, electrics and drainage. The property has shared access leading to private driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom 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/very 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noticed Artex in the ceiling, however as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

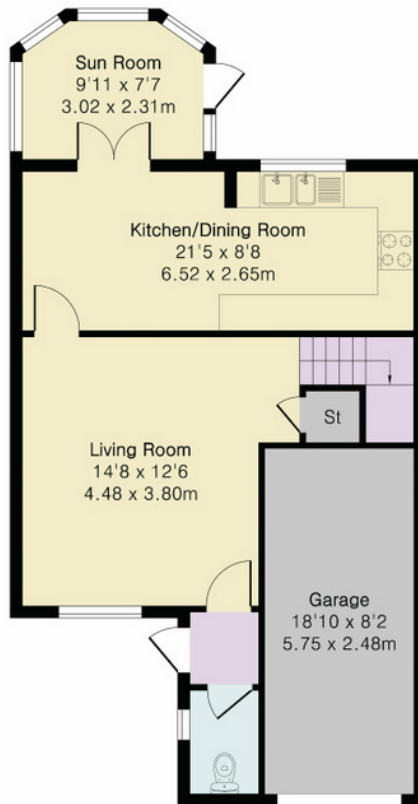


**Approximate Gross Internal Area 1181 sq ft - 110 sq m
(Excluding Garage)**

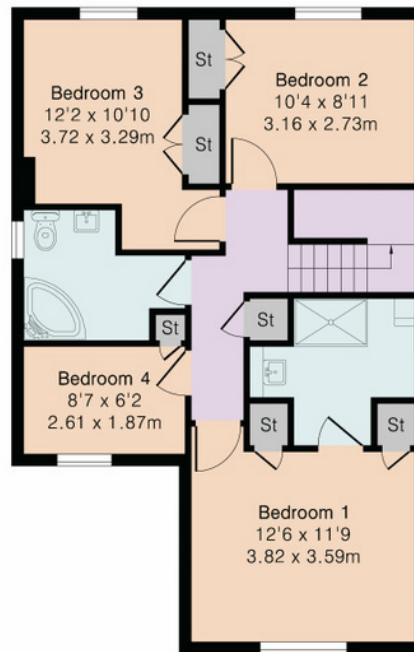
Ground Floor Area 548 sq ft – 51 sq m

First Floor Area 633 sq ft – 59 sq m

Garage Area 153 sq ft – 14 sq m



Ground Floor



First Floor

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.

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.

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