



Teasel Bank, Harwell, OX11 0FH

£625,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Situated on the desirable 'The Willows' development is this beautifully presented and spacious four bedroom detached family home built to Bloor Homes 'The Thornsett' design.

The accommodation comprises of entrance hallway, study, a spacious living room, an additional reception room, which is currently being used as a snug, cloakroom and a light and airy kitchen/diner with fully integrated appliances and with the addition of a utility room.

On the first floor there are four generous sized bedrooms with en-suite shower rooms to the principal and second bedroom and a further family bathroom.

Other benefits include driveway parking, a garage with light and power and a mature and beautifully kept rear garden.

For the size, location and presentation to be fully appreciated, a viewing is highly recommended.







## Key Features

- Four bedroom detached family home built to Bloor Homes 'The Thornsett' design.
- Estate Management Charge of £350.00 per annum to Trinity Estates.
- En-suite shower room to the principal and second bedroom.
- Spacious kitchen diner with fully integrated appliances.
- Study and additional reception room currently being used as a snug.
- Driveway parking and garage.
- EPC Rating: B
- Council Tax Band: F







## The Location

Teasel Bank is part of the exclusive Willows development within Harwell Village. The development features extensive green space with mature trees and a pedestrian link through to the village for easy access to the local shops, school and village pub (The White Hart). Didcot is just 1.5 miles away with excellent shopping & leisure facilities and Didcot Parkway, providing fast rail access to London (45 minutes to Paddington)

Some material information to note:

Tenure - Freehold

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom superfast and ultrafast broadband is available. According to Ofcom there is a good service on a range of phone providers. According to GOV.UK there is a low flood risk at the property. There is a £350 estate charge to Trinity Estates. For any further relating to 'The Register of Title' then please contact the estate agent.

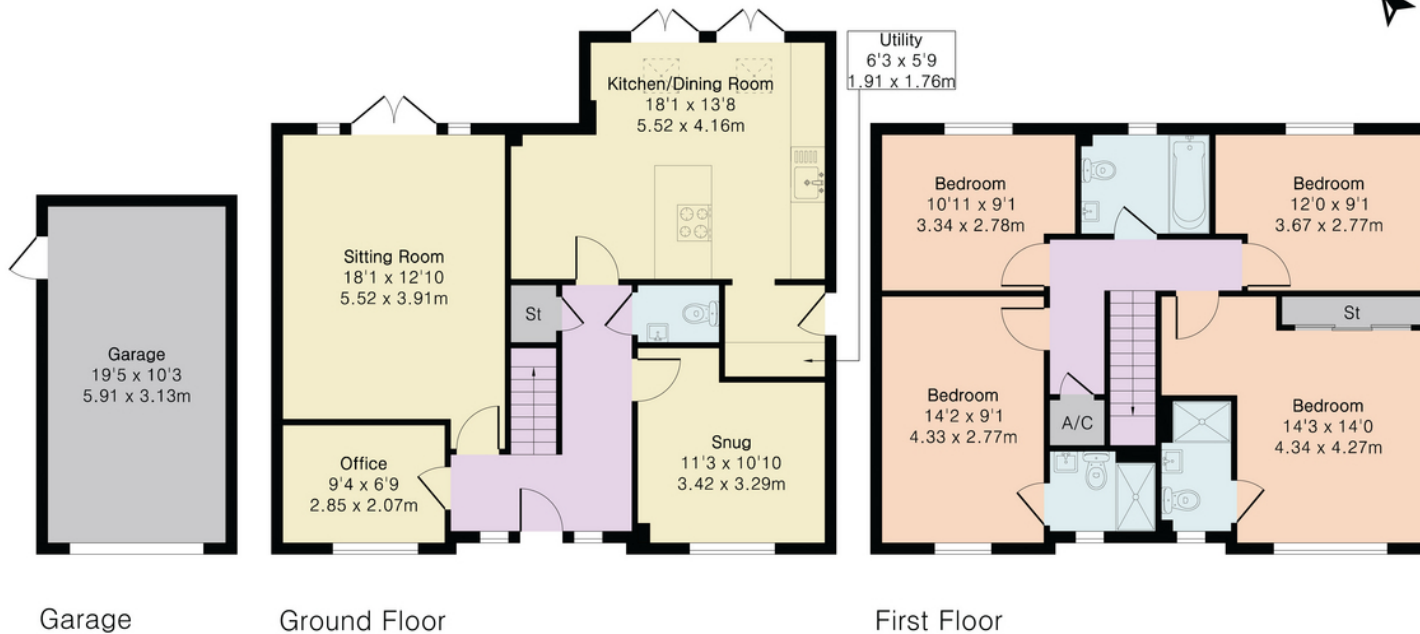


**Approximate Gross Internal Area 1528 sq ft - 142 sq m  
(Excluding Garage)**

Ground Floor Area 800 sq ft – 74 sq m

First Floor Area 728 sq ft – 68 sq m

Garage Area 199 sq ft – 18 sq m



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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