



Downs Close, Harwell, OX11 0LP
£950,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





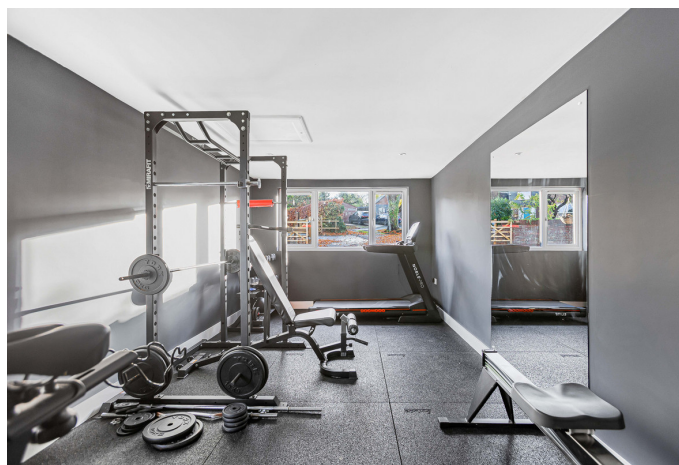
The Property

Situated to the top of a private residential cul-de-sac occupying a pleasant plot is this detached four bedroom family home. Spanning more than 2100sqft and offering four double bedrooms, this immaculately presented family home has benefited from a number of extensions and internal renovations within the last decade.

Accessed via an ample gravel driveway behind a five bar timber gate, 'Linden' sits almost centrally within its plot offering private garden space to all sides of the property. Access internally to the property is via a light and airy entrance hall with ample storage leading to all downstairs accommodation which comprises of; a renovated family bathroom, double bedroom accompanied by a stylish en-suite shower room, study & utility room. Further more, there is a bespoke contemporary open plan kitchen/dining/living room with wood burning stove, central island with breakfast bar, gloss tiled flooring as well as bi-folding door leading to the rear garden.

The first floor is accessible via two staircases from the kitchen dining room as well as the main entrance hall. The first floor offers three spacious double bedrooms with the two largest bedrooms being accompanied by en-suite shower rooms.

Externally, the private landscaped gardens offer idyllic entertaining space with views overlooking the village. To the front is a private lawned garden with retaining raised flower beds and patio which wraps around to the rear of the garden with large patio space directly off of the kitchen/dining room via the bi-folding doors. Furthermore there is a partial garage conversion currently utilised as a home gym however doubles up as perfect storage space.





Key Features

- Large predominantly lawned garden of just over 0.25 acres offering a private aspect
- Three en-suite shower rooms and a renovated family bathroom across both floors
- Occupying an elevated position and situated to the top of a private residential cul-de-sac
- Wood burning stove to the stylish & modern open planned kitchen/dining room
- High spec integrated kitchen appliances including dishwasher and double oven
- Ample driveway parking to the front of the property for at least 3 vehicles
- Beautifully presented throughout with contemporary & modern features including central island, LED spotlights, white render finish to externals and a full tiled family bathroom
- EPC Rating C
- Council Tax Band F



The Location

Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school & nursery, village butcher, newsagent and store, garage, church and The Hart of Harwell pub. Didcot 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: Oil Central Heating, mains water, electricity and drainage. Ofcom checker indicates standard to superfast 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 highlights this and area is very low risk for surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. 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. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.

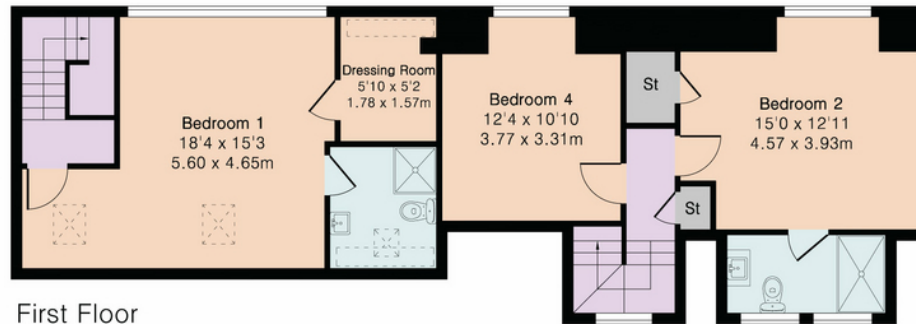


**Approximate Gross Internal Area 2179 sq ft - 202 sq m
(Excluding Outbuilding)**

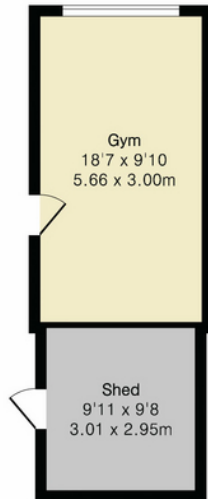
Ground Floor Area 1339 sq ft – 124 sq m

First Floor Area 840 sq ft – 78 sq m

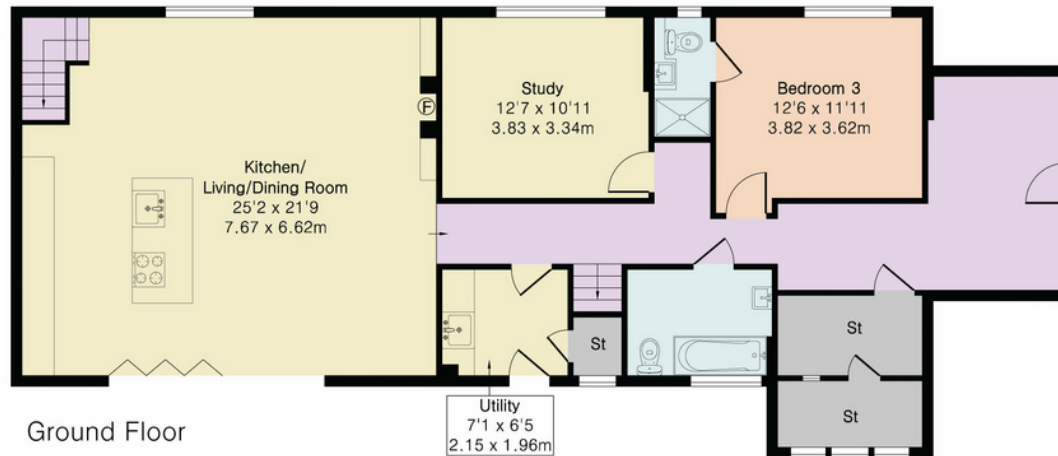
Outbuilding Area 282 sq ft – 26 sq m



First Floor



Outbuilding



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

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

