



13 Orchard Way
Harwell, Oxfordshire, OX11 0LQ



JAMESGESNER
- ESTATE AGENTS -



**13 Orchard Way
Harwell
Oxfordshire
OX11 0LQ**

GUIDE £425,000 FREEHOLD



An immaculately presented chalet style property situated within this sought after location within the highly desirable village of Harwell. Since purchasing in 2014 the sellers have completely re furnished the property, to include a superb converted loft bedroom complete with dressing room.



Accommodation comprises; entrance hallway, ground floor double bedroom with fitted wardrobe and bay window, dining room/bedroom three, lounge with wood burning stove, fully integrated kitchen/breakfast room, stylish bathroom, first floor utility room, master bedroom suite and dressing room. To the front of the property you will find a gravel driveway providing parking for three vehicles comfortably with gates leading to the side and rear. The rear garden is laid mainly to lawn with a raised decking and Pergola at the rear. There is also a large timber shed and a separate workshop. The property was rewired and re plumbed throughout with the benefit of a new Vaillant combi gas boiler.



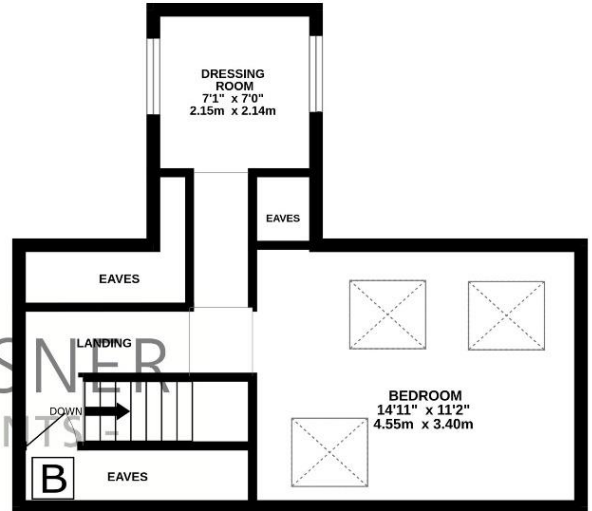
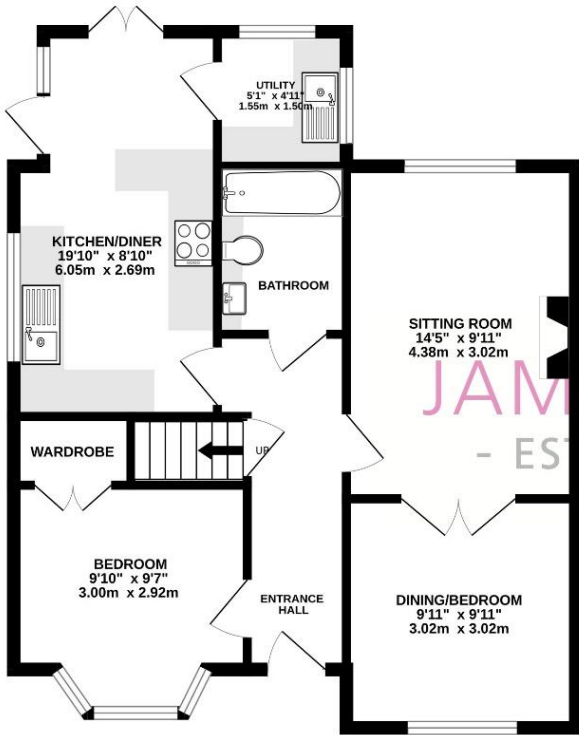
Harwell provides good everyday amenities and includes a well-regarded primary school and an excellent choice of private and state secondary schools in Didcot, Abingdon and Oxford. The village lies approximately 7 miles south of Abingdon and 2 miles west of Didcot.

Communications are excellent by rail and road via the A34, M4 and M40 and by rail via Didcot Parkway Station (3 miles) which provides a fast service to London (Paddington approximately 35/40 minutes). Oxford, Reading, Swindon, and Newbury are all within easy driving distance.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



JAMESGESNER
- ESTATE AGENTS -

TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		61
(55-68)	D		
(39-54)	E		
(21-54)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk