



Townsend, Harwell OX11 ODX



Townsend, Harwell

A detached Grade II listed cottage believed to date from the mid 17th century and featuring a stylish contemporary 2 storey extension. Set in the conservation area of the village it has a plot that extends to just under a ¼ of an acre and fabulous views across adjacent countryside.

The property comprises 3 bedrooms, bathroom and cloakroom, 2 reception rooms both with brick inglenook fireplaces, a study, utility/wc and a lovely kitchen/breakfast room with French doors to the garden.

There is a gated drive with parking and a detached garage, the secluded gardens extend to both sides of the house and to the rear – they are attractively planted featuring numerous fruit trees and an abundance of shrubs and plants.

It is less than 3 miles to both Didcot Parkway train station and the A34 with access to Newbury, Oxford and the M4.



Tenure - Freehold

Accommodation

Entrance Hall: Side window, wall timbers, meter cupboard.

Study: Window to the front, wall timbers, radiator.

Sitting Room: Double aspect with windows either side, brick inglenook fireplace with brick hearth and a wood bressummer, brick floor, painted beamed ceiling, 2 radiators.

Lobby: Stairs to landing, cupboard, downlighter.

Rear Hall: Window to the side, radiator, wall timbers.

Family Room: Window to side and rear, feature inglenook brick fireplace and wood bressummer, painted beams and timbers, radiator. Door to side lobby and to store.

Rear Lobby: 2 windows to the side and door to the garden, radiator, tiled floor.





Utility Room/wc: Low level wc, hand basin, appliance spaces, radiator, gas boiler, downlighters, tiled floor.

Kitchen/Breakfast Room: French doors to the rear, windows to either side, range of storage units, worktops, white sink unit, 4 ring gas hob, electric extractor hood, electric oven, spaces for fridge and dishwasher, downlighters, radiator, tiled floor.

Stairs to Landing: Wall timbers, window to the side.

Bedroom 1: French doors with far reaching views, wardrobe and cupboard, radiator, loft hatch.

Bathroom: White 3-piece suite, radiator/towel rail, skylight, tiling.

Landing: Wardrobe, skylight, radiator.

Bedroom 3: Side window, fireplace recess, vaulted ceiling, curtain dividing room from passage and access to Bedroom 1.

Cloakroom: White 2-piece suite, 2 windows, radiator, exposed wall timbers.

Bedroom 2: Vaulted 10' ceiling, exposed beams and timbers, radiator, double aspect including Oriel window.

Outside

To the Front: Gated gravel drive with stone edged wall housing flower borders and shrubs.

Side Garden: Central path with banked edges, an abundance of flowers and shrubs, hedge to the front, ranch style side fence, path and gate to main garden.

Gravel side area with path to the side of house through to the main garden. This is mainly set to lawn with numerous fruit trees and island and border beds. Corner terrace with trellis, side fence, brick store and side wall, hedge to rear abutting farmland.

Garage: 18' x 9'11 up and over door, power, side door, loft storage.



Directions

Turn left from our offices into St Martin's Street, proceed out of Wallingford on the Wantage Road on the A4130. Take the 1st exit onto the Broadway/B4016, then take the 3rd exit at the next roundabout and continue straight over the next 4 roundabouts. Continue on the B4493. Take 2nd exit onto Didcot Road, continue onto Blenheim Hill into Burr Street, at the sharp left bend turn right onto Townsend.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Approximate Gross Internal Area 2011 sq ft - 186 sq m

Ground Floor Area 1057 sq ft – 98 sq m

First Floor Area 790 sq ft – 73 sq m

Garage Area 164 sq ft – 15 sq m

