

Townsend, Harwell, OX11 0DX

£595,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

Situated in the heart of the highly sought-after village of Harwell, The Old Brew House is a charming Grade II listed home dating back to approximately 1650. Rich in character and historical features, the property has been thoughtfully extended over the years to provide spacious and practical accommodation, complemented by beautifully landscaped gardens and an exceptional degree of privacy.

The ground floor offers a generous kitchen, a separate dining room featuring an impressive inglenook fireplace, and a spacious living room leading into a well-constructed conservatory overlooking the gardens. An entrance porch completes the accommodation. Upstairs are three generously proportioned double bedrooms, including a principal bedroom with an en-suite bathroom. A family bathroom serves the remaining bedrooms, while a separate WC offers potential for conversion into an additional en-suite, subject to the necessary consents.

Externally, the property enjoys a wonderfully private setting, with landscaped gardens that are not overlooked by neighbouring properties, creating a peaceful space for outdoor dining and relaxation. A spacious courtyard provides ample parking for several vehicles, alongside a larger-than-average detached garage. Adjoining Kings Farm House to the front, the property enjoys a distinctive position within the historic village centre.







Key Features

- Charming Grade II listed home dating back to 1650
- Three generous double bedrooms, principal with en-suite
- Characterful dining room featuring an impressive inglenook fireplace
- Beautifully landscaped, exceptionally private gardens
- Spacious courtyard parking and larger-than-average detached garage
- Prime Harwell village location within the Conservation Area
- Council Tax Band: F







The Location

Harwell is one of South Oxfordshire's most desirable villages, renowned for its attractive period properties, historic character and welcoming community atmosphere. Surrounded by beautiful countryside, the village offers an appealing balance of traditional village life and excellent access to nearby towns and transport connections. Local amenities include a primary school, village shop, village hall, recreation ground, church and the popular White Hart public house. The surrounding countryside provides numerous opportunities for walking and cycling, while the nearby Harwell Science and Innovation Campus is a significant centre for employment and scientific research.

Material Information
Construction: The original property dates back to approximately 1650 and has been historically extended. Listed Building: The property is Grade II listed. Conservation Area: Situated within the Harwell Conservation Area. Utilities: Mains gas, electricity and drainage.
Broadband: Basic and Superfast broadband services are reported as available.
Flood Risk: The property is situated within an area identified as having a very low risk of flooding. Alterations and Listed Building Consent: Prospective purchasers should be aware that alterations or extensions to a Grade II listed property may require Listed Building Consent and other relevant permissions.

Asbestos Information: Properties constructed or renovated prior to 2000 may contain asbestos within certain building materials, including Artex finishes, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging or insulation. These materials are generally considered safe unless disturbed; however, prospective buyers should seek their own professional advice. No asbestos survey has been carried out by the selling agent.

Approximate Gross Internal Area 1698 sq ft - 158 sq m
(Excluding Garage)
Ground Floor Area 947 sq ft – 88 sq m
First Floor Area 751 sq ft – 70 sq m
Garage Area 254 sq ft – 24 sq m



Garage | Ground Floor | First Floor

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