



Church Lane, Harwell, OX11 0EZ
Offers In Excess Of £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offering a wealth of period charm entwined with modern features & set within the heart of Harwell village is this beautifully presented, four bedroom semi-detached family home.

Situated along this pretty rural road within the desirable village of Harwell, this charming turn of the century home has benefitted from a contemporary rear extension now offering open plan kitchen/dining living accommodation with central island and south facing bay frontage with natural light flooding the downstairs living space. Approaching nearly 1300 sqft, its accommodation is spread across three floors with the downstairs comprising of entrance hall & W/C further to its renovated & contemporary open plan space, a modern four-piece suite family bathroom and three bedrooms occupy the first floor of which two are double. To the top floor via a loft conversion is a large double principle bedroom with Velux windows.

To the rear of the property is a private, well-stocked and matured split level garden offering ideal entertaining or dining space via its sizeable timber decking.



Further benefits to its sale include renovated kitchen & family bathroom within recent years, bespoke restoration of the double-glazed timber windows and wood burner.



Key Features

- Renovated throughout in recent years including newly fitted kitchen & bathroom, replacement carpet in the last few months and redecoration throughout
- Gated side access leading to the landscaped & private rear garden accessible directly from the contemporary kitchen/dining room
- Three double bedrooms with the principal bedroom occupying the entire top floor
- Period covered entrance porch
- Situated along a pretty rural road with views of period farmhouses and Harwell Church
- Wood burner within the bay fronted sitting room
- Transport links from the centre of the village directly to Didcot Parkway Train Station, Harwell Campus and Didcot's town centre
- EPC Rating: D
- Council Tax Band: C



The Location

Harwell is a thriving and popular village just 2 miles from Didcot. Village facilities include a primary school and 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: Gas central heating. Mains water, electricity and drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions that would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. On street parking. Please be advised that the current owners underwent the removal of Japanese Knotweed within its boundary in 2021 and obtained a 10 year guarantee for the removal works.

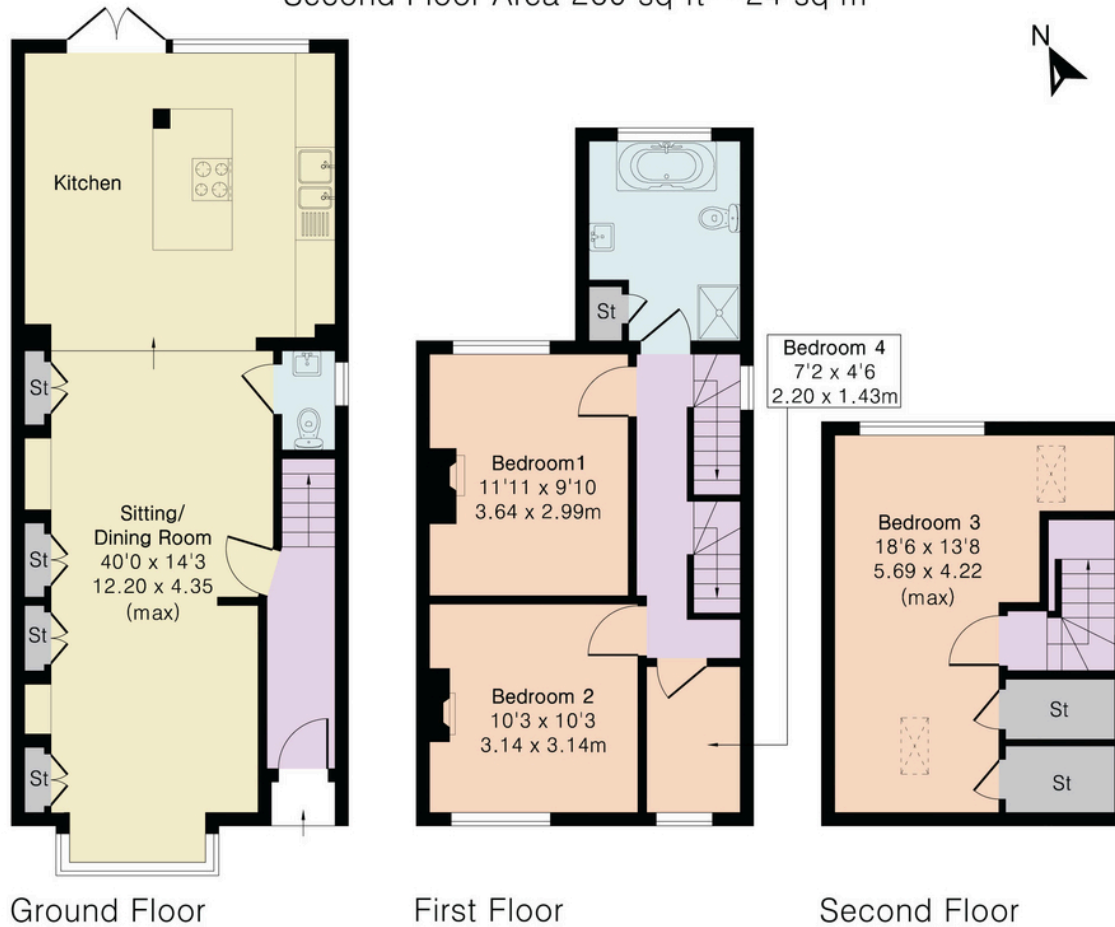


Approximate Gross Internal Area 1280 sq ft - 119 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 430 sq ft – 40 sq m

Second Floor Area 260 sq ft – 24 sq m



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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

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



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