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# Welcome to Millburn

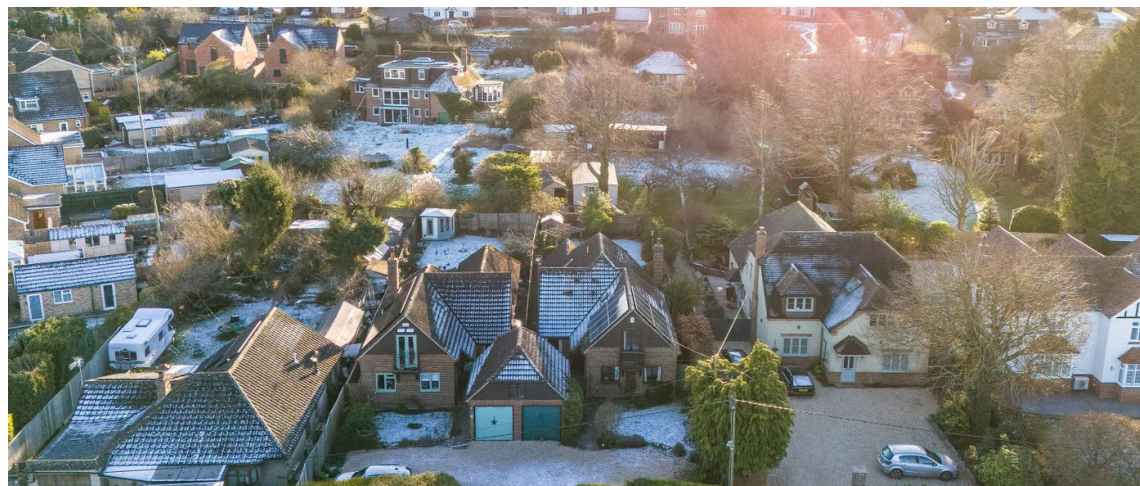
This charming chalet-style detached home is generously proportioned with three en-suite bedrooms and a fourth bedroom with separate family bathroom. The property, which is set back from the road, is framed by mature trees and established greenery. A generous gravel driveway provides ample parking and access to a garage.

The accommodation is well arranged and thoughtfully proportioned. A welcoming entrance hall gives access to all principal ground floor rooms. The standout 24ft living room enjoys a bright dual-aspect, features an attractive open fireplace, and opens directly onto the rear garden.

To the rear of the property, the well-appointed kitchen/dining room is a particular highlight, featuring a vaulted ceiling, granite work surfaces, and a range of integrated appliances, all with views out to the garden. Further ground floor benefits include a front-aspect study, perfect for home working, and a separate utility room. The property offers excellent flexibility for family living or visiting guests.

Outside, the mature rear garden is well stocked with a variety of trees, shrubs, and planted borders, creating a peaceful and private setting. Partially laid to lawn, the garden also benefits from gated access.

Overall, this is a distinctive and attractive home offering character, generous south facing living space, and a highly desirable private setting.



## Discover the Heart of Your Future Home

- Located in a pleasant, private setting enhanced by established trees and greenery set back from the road with ample gravel driveway parking and garage.
- Individual chalet-style detached home with strong kerb appeal with characterful brick elevations, Juliette balcony and pitched tiled roofs.
- Spacious 24ft living room with open fire and bright dual aspect, with doors overlooking the secluded rear garden.
- Attractive and spacious kitchen / dining room with vaulted ceiling, granite work surface and integrated appliances looking out to the rear garden.
- Mature enclosed rear garden well stocked with tree, vine, shrub and plant borders, partially laid to lawn with gated access.

4		Bedrooms	Council tax band	E
2		Receptions	Tenure	Freehold
4		Bathrooms	EPC rating	D



The standout 24ft living room enjoys a bright dual-aspect, features an attractive open fireplace, and opens directly onto the rear garden.



Four well-proportioned bedrooms, three of which benefit from spacious en-suite facilities, providing excellent flexibility for family living or visiting guests.



# Every Detail Matters

- Characterful brick elevations, Juliette balcony and pitched tiled roofs.
- Four well-proportioned double bedrooms, three with en-suite facilities and the fourth with a separate family bathroom.
- Attractive and spacious kitchen / dining room with vaulted ceiling, granite work surface and integrated appliances looking out to the rear garden.
- Front aspect study room and separate utility room
- Mature rear garden well stocked with tree, shrub and plant borders, mainly laid to lawn with gated access.





## Location, Location, Location

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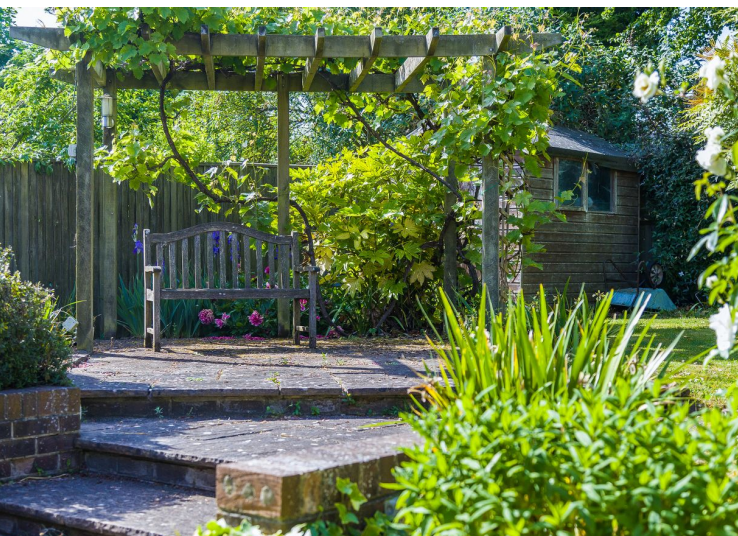
Harwell is a well-regarded Oxfordshire village offering an attractive blend of historic character and modern convenience. It has a traditional village centre with period homes, green spaces, a parish church, village hall, and popular public house, all contributing to a strong sense of community.

The village benefits from good local amenities, including a primary school, butchers, convenience store and is close to the internationally recognised Harwell Campus. Didcot Parkway station, with fast services to London Paddington, is a short drive away, while the A34 provides excellent road links to Oxford.

## Viewing Arrangements

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Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406.





# Wantage Road, Harwell, OX11

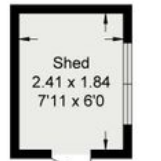
Approximate Gross Internal Area = 170.80 sq m / 1838 sq ft

Garage = 13.80 sq m / 149 sq ft

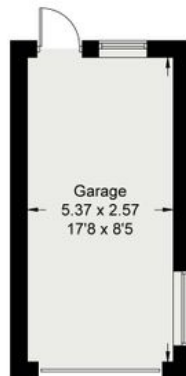
Shed = 4.40 sq m / 47 sq ft

Total = 189.0 sq m / 2034 sq ft

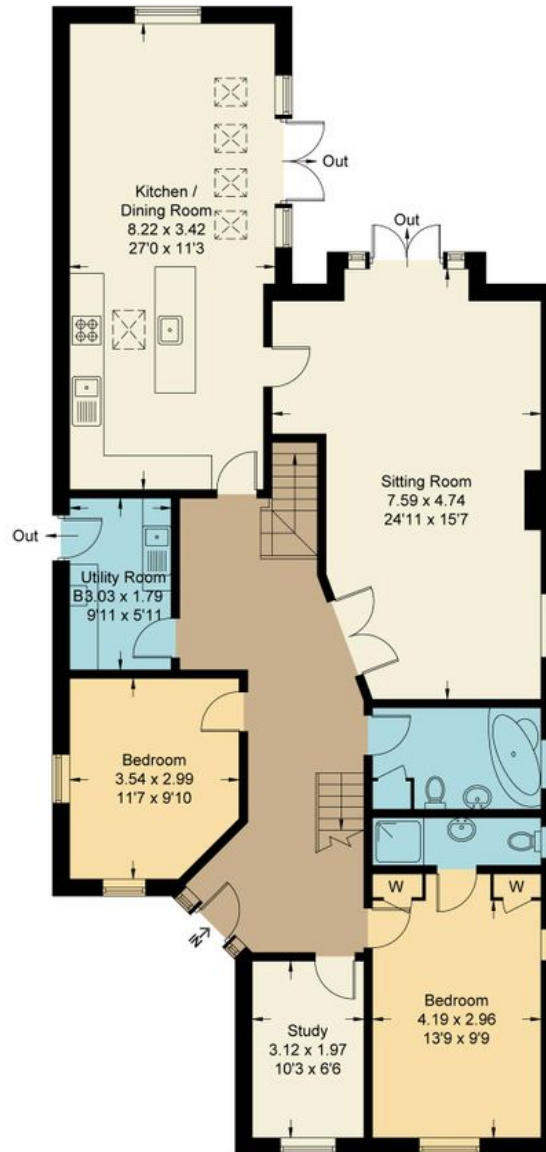
For identification only - Not to scale



(Not Shown In Actual Location / Orientation)



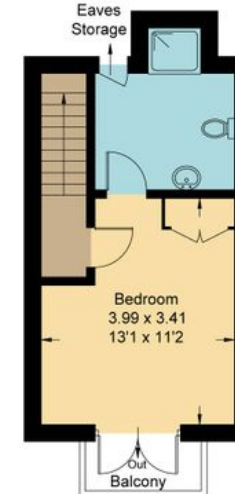
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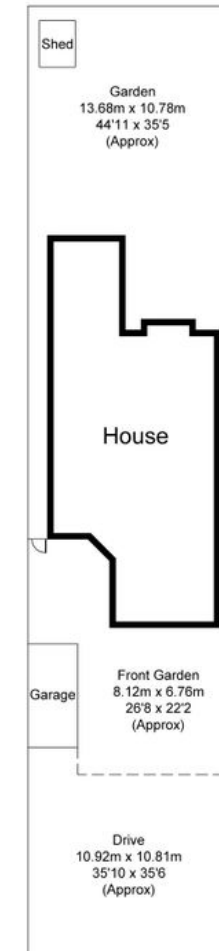
Ground Floor



First Floor



First Floor



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