



Wantage Road, Harwell, OX11 0LJ
£495,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Tucked away on a private drive in the heart of Harwell Village is this beautifully renovated and extended three-bedroom semi-detached home.

The property has been thoughtfully redesigned and significantly extended to create contemporary open-plan living, combined with a cosy retreat. To the rear, a stunning open-plan kitchen/dining room forms the hub of the home, flooded with natural light and featuring bi-fold doors that open directly onto the landscaped rear garden - perfect for entertaining. Furthermore to the ground floor accommodation is a cloakroom, an extended entrance hall with vaulted ceiling, bedroom three/study and a private sitting room with fitted log burner.

Accommodation is arranged across both the ground and first floors offering versatility to suit a range of needs, whether for families, guests or home working. Each bedroom is well proportioned and finished to a high standard, reflecting the quality of the extensive renovation throughout. The first floor family bathroom offers a stylish four piece suite with walk-in shower and a roll top bath.

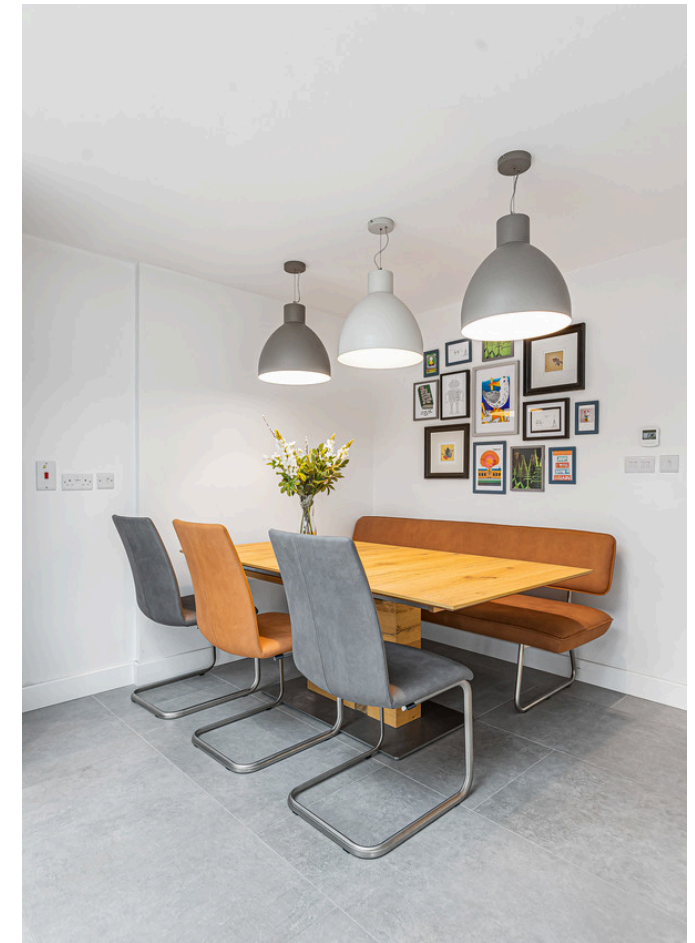


Combining modern living, character features and a highly desirable village setting, this exceptional home represents a rare opportunity to secure a turn-key property in one of South Oxfordshire's most sought-after villages.



Key Features

- Open plan kitchen/ dining room with wet system underfloor heating and high spec finishes including Neff & Bosch integrated appliances and Quartz worktops
- Extensively renovated throughout, including rewiring and heating system
- Ample driveway parking for at least three vehicles
- Oak storm porch
- Versatile accommodation, with third bedroom offering flexibility as a home office/playroom
- Stylishly landscaped rear garden with sunken seating area along with direct gated access on to the village recreation ground
- Council Tax Band: C
- EPC Rating: tbc





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, mains electrics, mains drains. 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 would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Please be advised the shared driveway is unadopted and is a shared responsibility between the residents with the cul-de-sac.

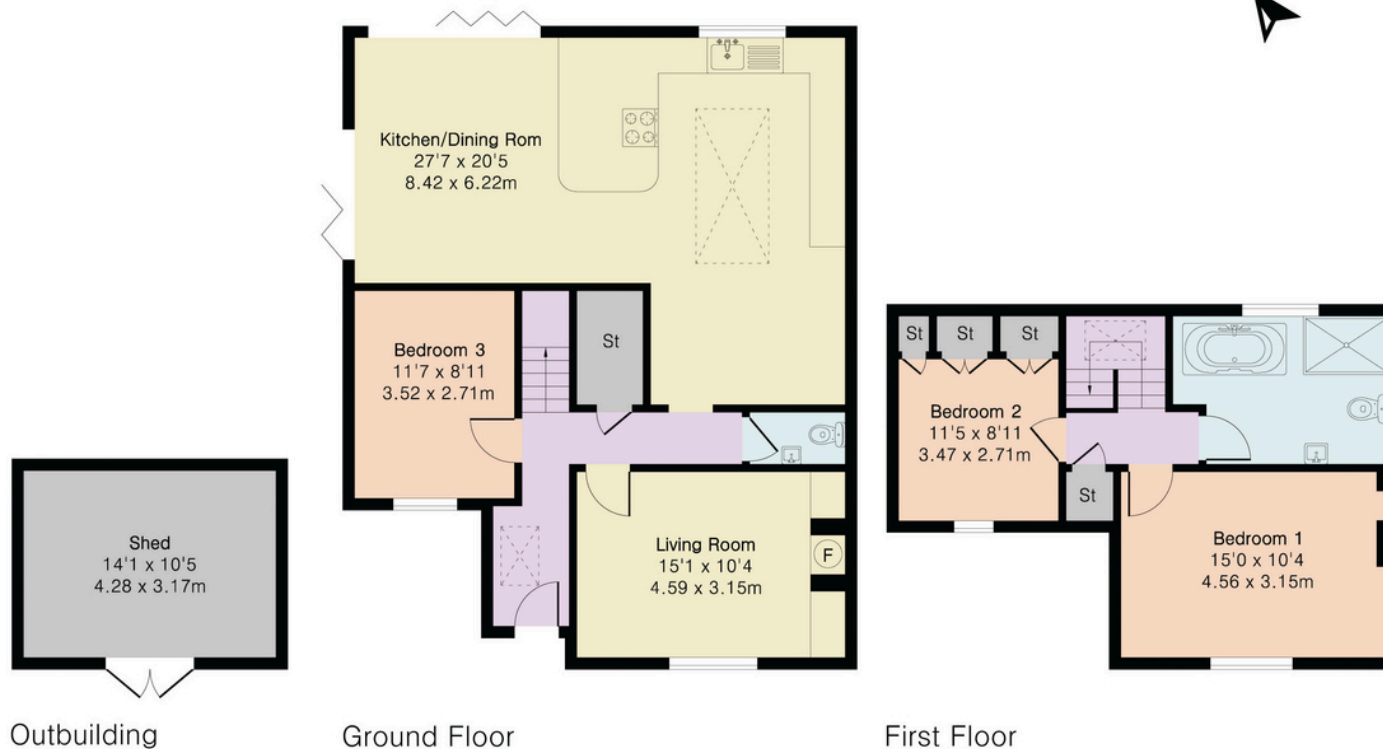


**Approximate Gross Internal Area 1289 sq ft - 119 sq m
(Excluding Outbuilding)**

Ground Floor Area 865 sq ft – 80 sq m

First Floor Area 424 sq ft – 39 sq m

Outbuilding Area 146 sq ft – 14 sq m



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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