



Brook Farm House, Jennings Lane, Harwell, OX11 0EP
£995,000

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SALES LETTINGS





The Property

A beautifully presented substantial Yeomans farmhouse originally dating from the late 16th century and listed Grade II offering spacious family sized accommodation over three floors in a quiet yet central location within this popular and pretty village.

Brook Farm House offers unspoilt character accommodation that has been skillfully enlarged to provide versatile family friendly spaces with an impressive open plan kitchen and dining space, a large beamed sitting room with Inglenook fireplace, study area and five bedrooms, to include a most impressive second floor room complete with mezzanine with potential for a further en-suite bathroom, if desired.

The house enjoys a wealth of character features typical of the period including large Inglenook fireplaces, exposed timbers (natural finish) and latch doors, yet offers surprisingly generous ceiling heights together with unusually bright and light accommodation that is rarely seen in a house of this period.

There is a pretty and generous west facing garden at the rear of the house bordered by a brook complete with a summerhouse/home office.



Key Features

- Beautifully presented 16th Century Farmhouse
- Five bedrooms
- Stylish custom shaker kitchen and open plan dining space
- Family bathroom, en-suite and additional separate shower
- Inglenook fireplace to sitting and dining rooms
- Natural finish beams and latch doors
- Garage
- Private west facing gardens
- Gas central heating
- Council Tax Band: G EPC Rating: D



The Location

Jennings Lane is a quiet lane in the heart of the village and is made up of a variety of individual period and more contemporary properties.

Harwell is a conveniently placed Oxfordshire village with local school pub, "The Hart of Hawell" village butcher and store together with a large recreation ground tennis & bowls clubs. The village offers excellent access to the A34 which in turn leads to the M4 and M40 motorways. Didcot is about two miles away and provides a fast and regular rail service to London Paddington in approximately 40 minutes as well as having comprehensive shopping and leisure facilities.

Material information: The property is Grade II listed building and situated in a conservation area. Mains gas, water, electrics, 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. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. 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.

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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.

**Approximate Gross Internal Area 3403 sq ft - 316 sq m
(Excluding Outbuilding & Including Garage)**

Ground Floor Area 1493 sq ft - 139 sq m

First Floor Area 1143 sq ft - 106 sq m

Second Floor Area 767 sq ft - 71 sq m

Outbuilding Area 72 sq ft - 7 sq m



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