



The Croft, Harwell, OX11 0ED
£495,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Situated on the corner of The Croft in the heart of Harwell village, this impressive two-bedroom detached home offers more than 1,200 sq ft of beautifully appointed accommodation. Built approximately ten years ago and finished to an exceptional standard throughout, the property offers unusually generous proportions for a two-bedroom home, complemented by a private garden and driveway parking for two vehicles.

Entering the property, an expansive entrance hall immediately creates a sense of space, with the impressive galleried first-floor landing above adding to the light and open feel of the home. The entire ground floor benefits from underfloor heating, while excellent storage and a convenient cloakroom with WC add further practicality.

To the rear is a spacious kitchen and dining room, fitted with a high-quality range of cabinetry and integrated appliances. French doors open directly onto the mature rear garden, creating an excellent connection between the indoor and outdoor spaces. A separate utility room provides additional storage and workspace, together with its own side access. To the front of the property is a particularly generous living room, with a box-bay window providing plenty of natural light and an attractive outlook towards The Croft.

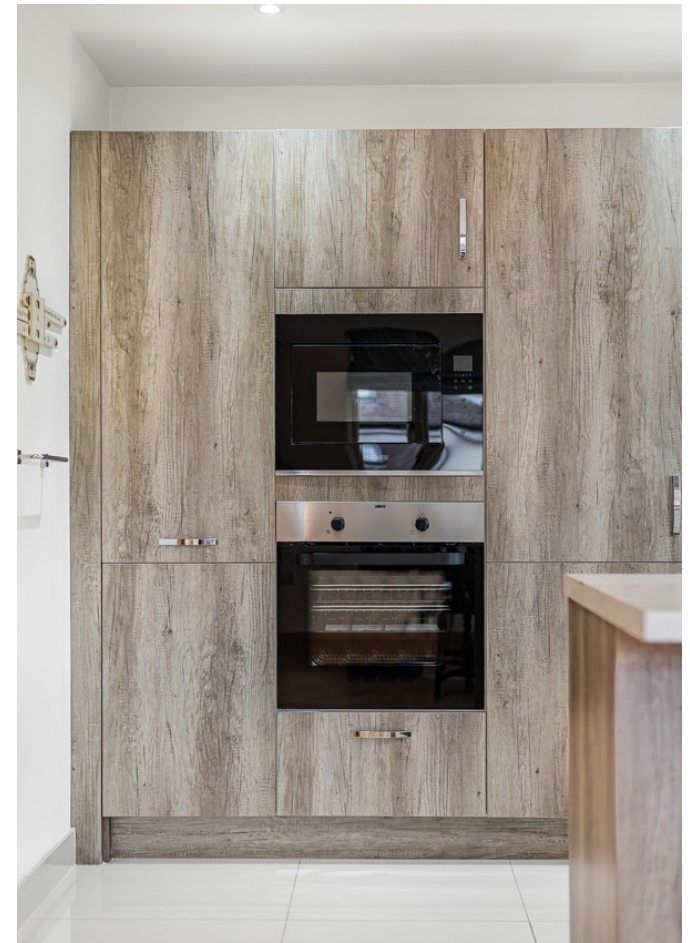


The sense of space continues upstairs, where the galleried landing leads to two substantial double bedrooms. Both bedrooms benefit from their own en-suite bathrooms, creating an excellent arrangement for couples, guests or those seeking a particularly generous second bedroom. A separate linen cupboard provides useful additional storage.



Key Features

- Beautifully appointed two bedroom detached house
- Both bedrooms en-suite
- Kitchen/dining room with French doors to garden
- Generous living room with box-bay window
- Private garden and parking for two vehicles
- No onward chain
- Council Tax Band: E





The Location

Outside, the property enjoys a mature and private rear garden, providing an attractive space for relaxing and entertaining. A substantial garden shed offers excellent storage, while a private driveway positioned to the rear provides off-street parking for two vehicles.

Harwell is one of South Oxfordshire's most popular villages, combining a strong community atmosphere and attractive historic surroundings with excellent access to Didcot and the surrounding employment centres. The village offers everyday amenities including a village shop, primary school, public house, recreation ground and village hall, with a network of surrounding footpaths providing easy access to the countryside.

Nearby Didcot provides a much broader range of shopping, leisure and sporting facilities, including the Orchard Centre with its shops, cafés, restaurants, cinema and Cornerstone Arts Centre. Didcot Parkway offers direct mainline rail services to London Paddington in approximately 40–45 minutes, while the A34 provides convenient road access towards Oxford and connections with the M4 and M40.



Material Information

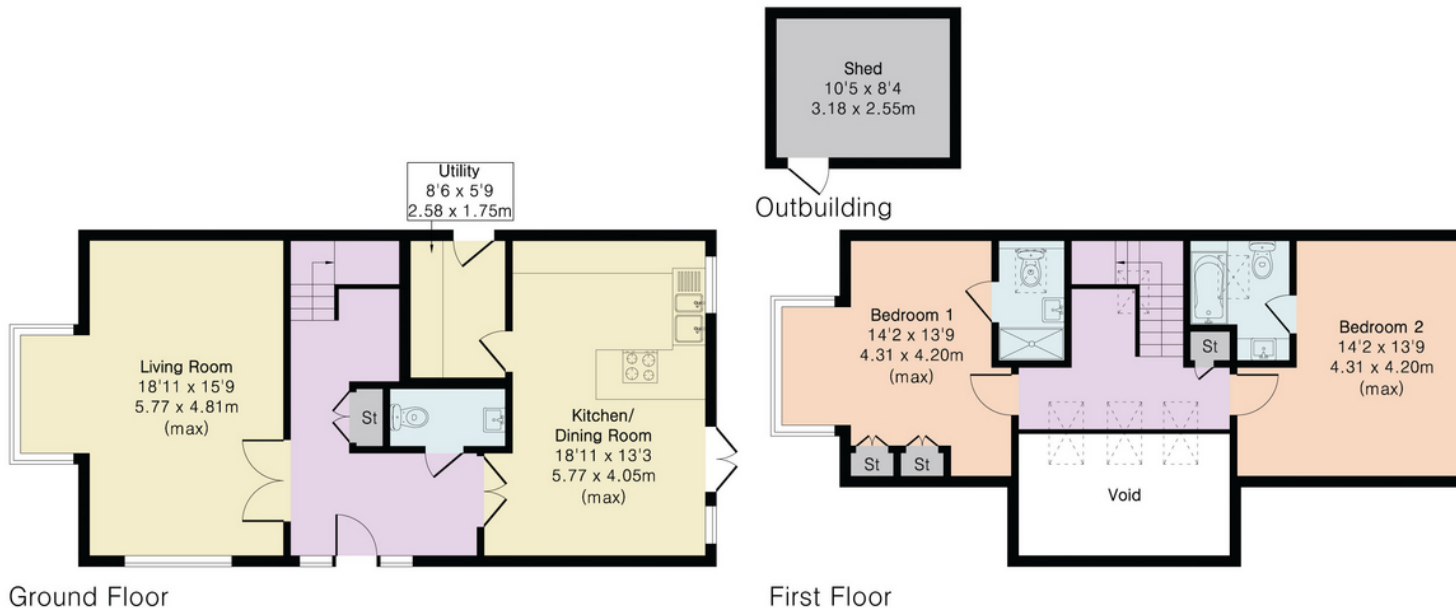
The property was constructed approximately ten years ago and benefits from gas central heating, with underfloor heating throughout the ground floor, and is connected to mains electricity and mains drainage. According to the information provided, the property is situated within an area of very low flood risk. Basic, Superfast and Ultrafast broadband are available, while mobile coverage is reported as average across all suppliers. Satellite/fibre television services are available through BT, Sky and Virgin.

**Approximate Gross Internal Area 1243 sq ft - 116 sq m
(Excluding Outbuilding)**

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 514 sq ft – 48 sq m

Outbuilding Area 87 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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