



Teasel Bank, Harwell, OX11 0FH

Guide Price £595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated within the desirable Harwell Willows development, this beautifully presented four-bedroom detached family home was constructed in 2017 by Bloor Homes. Offering generous, well-balanced accommodation, the property has benefited from numerous upgrades and improvements, creating an attractive and comfortable home in a sought-after village setting.

The ground floor offers a welcoming arrangement of living accommodation, with particular emphasis on the spacious open-plan kitchen/dining room, which benefits from integrated appliances and a stylish tiled floor. This provides an excellent setting for everyday family living and entertaining, while fitted wooden shutters to the ground floor add an attractive finishing touch.

Upstairs, the property offers four bedrooms, including a principal bedroom with an en-suite shower room. Three of the bedrooms benefit from built-in wardrobes, providing excellent storage, while a family bathroom serves the remaining accommodation.

Externally, the beautifully landscaped and private rear garden is a particular highlight, enclosed by an attractive sweeping brick wall that adds both character and privacy.

The property also benefits from a detached single garage with power and lighting, alongside gas central heating with a recently installed replacement boiler.





Key Features

- Four-bedroom detached Bloor Homes property built in 2017
- Spacious open-plan kitchen/dining room with integrated appliances
- Principal bedroom with en-suite shower room
- Built-in wardrobes to three bedrooms
- Beautifully landscaped private garden with sweeping brick wall
- Detached garage with power and lighting
- EPC Rating: B
- Council Tax Band: F



The Location

Harwell is one of South Oxfordshire's most popular villages, combining an attractive historic setting with a thriving community and convenient access to nearby towns and transport connections.

The village offers a range of everyday amenities, including a primary school, nursery, local shops, butcher, church, village hall, recreation ground and the popular White Hart public house. The surrounding countryside provides numerous opportunities for walking and cycling, while the nearby Harwell Science and Innovation Campus is a major centre for employment and scientific research.

For commuters, Didcot Parkway provides regular mainline rail services to London Paddington in approximately 40 minutes, alongside connections towards Oxford, Reading and Bristol. Harwell also benefits from convenient access to the A34, providing road connections north towards Oxford and the M40, and south towards Newbury and the M4.

Material Information

Construction: Built in 2017 by Bloor Homes.

Heating: Gas central heating with a recently installed replacement boiler.

Broadband: Basic, Superfast and Ultrafast broadband services are reported as available.

Mobile Coverage: Good mobile coverage is reported across most major network providers.

Fibre Broadband: Full fibre services are reported as available through BT and Virgin Media.

Flood Risk: The property is situated within an area identified as having a very low risk of flooding.

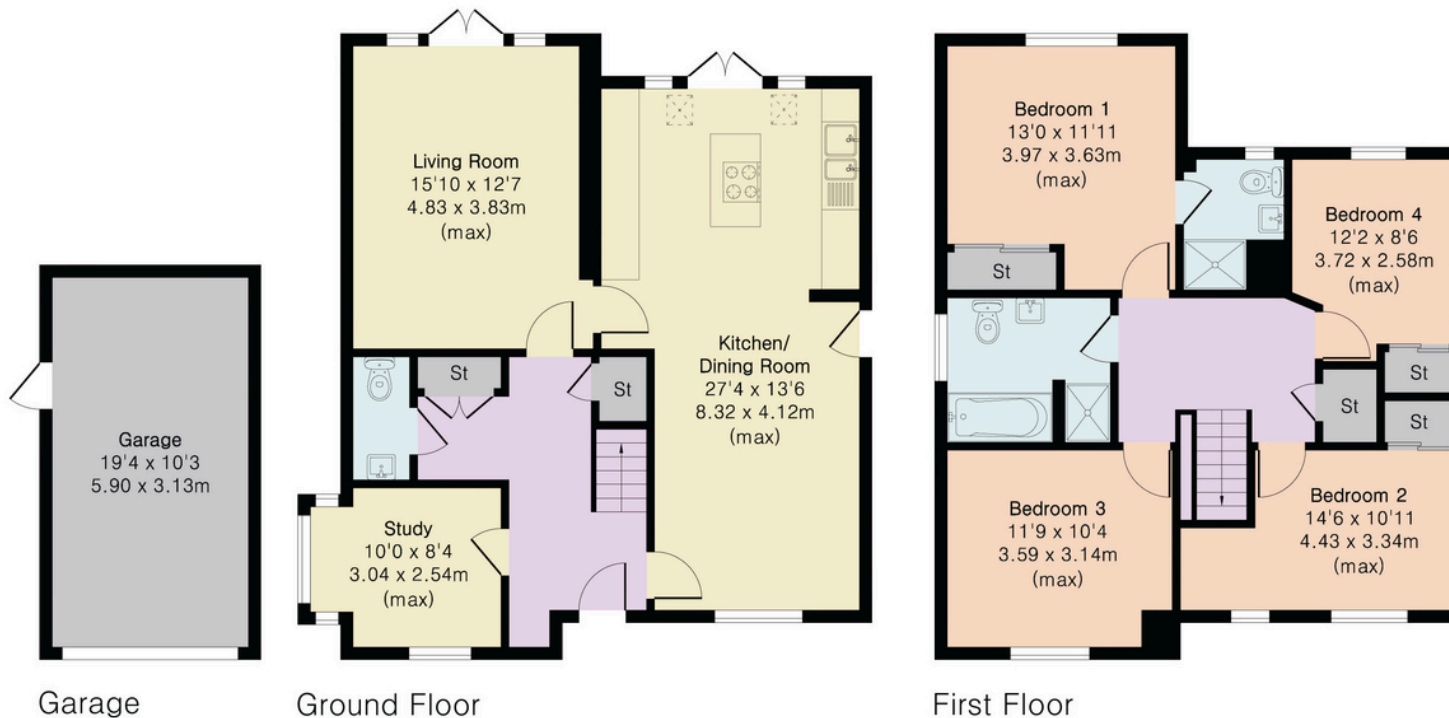


**Approximate Gross Internal Area 1503 sq ft - 140 sq m
(Excluding Garage)**

Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 719 sq ft – 67 sq m

Garage 199 sq ft – 18 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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