



Townsend, Harwell, OX11 0DX

£995,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offering in excess of 3000sq ft of well-appointed accommodation is this perfectly formed family home with four bathrooms and four reception rooms located in this quintessential 'no through' village road with extensive driveway parking and double garage with office/games room above.

Built by the current owners to offer all the benefits of modern family living including ample reception rooms, study and dressing room; this significant detached home sits behind electric gates with a private manicured garden.

The property comprises entrance hall, study, dining room with bay window, 25ft lounge, cloakroom, utility room, modern kitchen-breakfast room and a bright family room overlooking the garden. On the first floor a large landing gives access to four double bedrooms all with en-suite bathrooms; the master with dressing room. Electric gates give access to an extensive driveway which leads to a double garage with office/games room above and a useful outbuilding behind. Finally; there is a good size manicured garden which offers a particularly private aspect.

For the location and size to be fully appreciated; the property must be viewed.





Key Features

- In excess of 3000 sq ft of accommodation
- Four double bedrooms
- Four bathrooms
- Four reception rooms
- Extensive driveway parking and double garage
- Study, utility room and games room
- Pretty village lane with a number of other significant properties of varying design
- Offered for sale with no onward chain.
- Council Tax Band: G



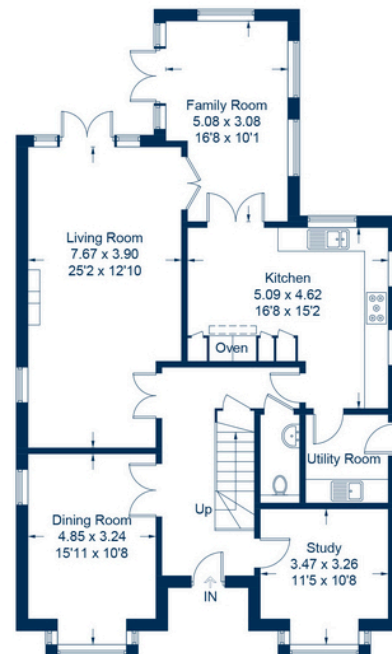
The Location

Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34, which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half 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.

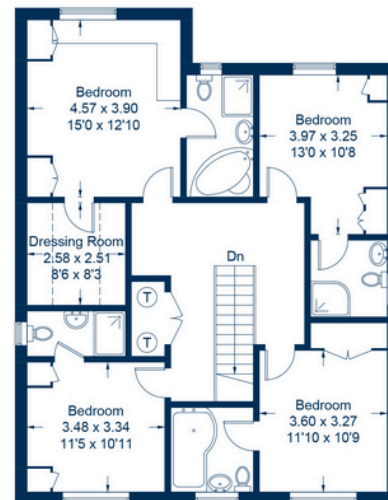
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to superfast broadband is available with the possible exception of ultrafast. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permission would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



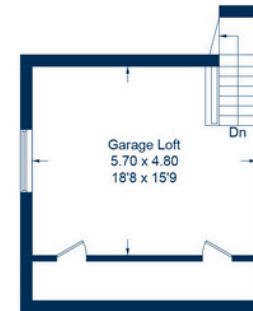
Approximate Gross Internal Area
 Ground Floor = 114.5 sq m / 1,232 sq ft
 First Floor = 102.4 sq m / 1,102 sq ft
 Garage Ground Floor = 37.6 sq m / 405 sq ft
 Garage First Floor = 35.3 sq m / 380 sq ft
 Outbuilding = 14.1 sq m / 152 sq ft
 Total = 303.9 sq m / 3,271 sq ft



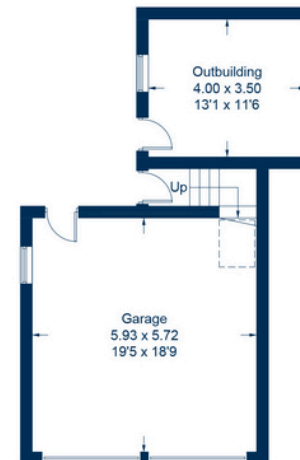
Ground Floor



First Floor



Garage - First Floor



Garage - Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Didcot Office
 103 Broadway, Didcot
 Oxfordshire, OX11 8AL

T 01235 813 777
 E didcot@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

**THOMAS
 MERRIFIELD**
 SALES LETTINGS