



Wantage Road, Harwell, OX11 0LD

£685,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

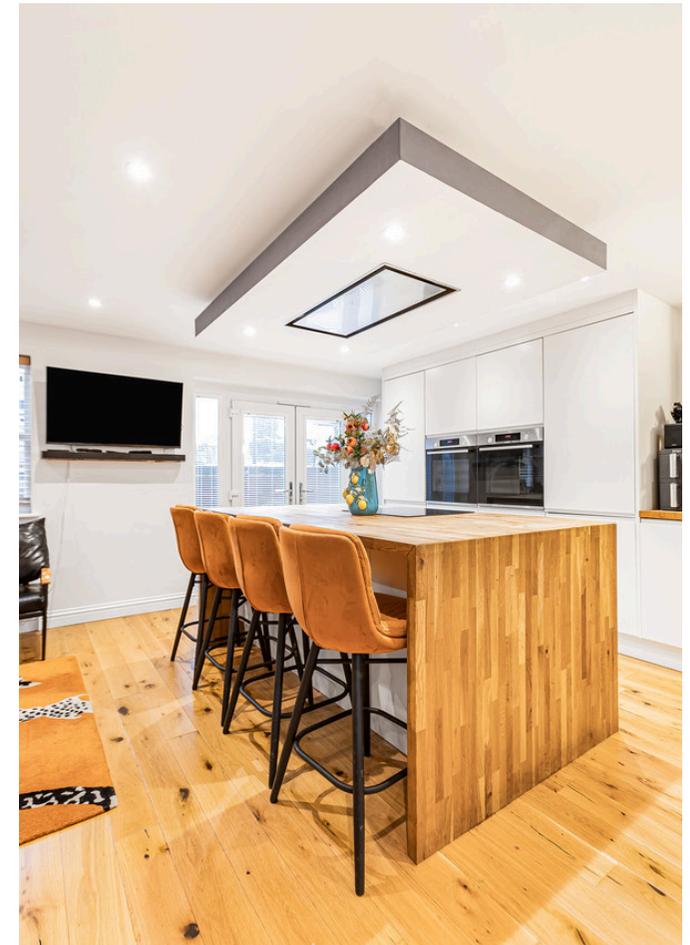
A contemporary and stylishly presented detached family home offering four bedrooms, located within the pretty village of Harwell.

Accessible off of the Wantage Road, offering ample off-street driveway parking for multiple vehicles, 'Busby Cottage' has been renovated and expanded during its occupation by the current owners with the open planning of a contemporary kitchen/dining room via a garage conversion. The ground floor accommodation comprises of a modern open-plan kitchen dining room with central island and integrated appliances, utility room, W/C and front to back sitting room with UPVC French doors leading out to the enclosed rear garden.

On the first floor are four well-proportioned bedrooms, with the two largest bedrooms being accompanied by renovated en-suite shower rooms, a family bathroom is accessible off of the main landing.

Externally, there is gated rear access via the driveway leading to the landscaped rear garden offering private entertainment space, laid mainly to a raised patio area with a mature tree and bush lined border, complete with a purpose built timber garden room, which offers versatility as a home gym or cinema room.





## Key Features

- Open plan kitchen dining room via a garage conversion now offering a contemporary layout
- Central kitchen island with built in breakfast bar
- Two bedrooms en-suite plus family bathroom
- Modern timber cladded garden room offering flexible accommodation
- Ample driveway parking for multiple vehicles
- Within a stones throw to bus links offering direct services to Harwell Campus and Didcot Parkway Train Station
- Council Tax Band: E



## 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



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## Approximate Gross Internal Area 1676 sq ft - 156 sq m (Excluding Outbuilding)

Ground Floor Area 838 sq ft – 78 sq m

First Floor Area 838 sq ft – 78 sq m

Outbuilding Area 230 sq ft – 21 sq m



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