



The Winnaway, Harwell, OX11 0JG
£625,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located within the pretty village of Harwell along a rural track is this detached four-bedroom house offering sizeable and versatile accommodation across two floors.

Having benefitted from a sizeable rear extension and loft conversion a number of years ago, 'Heathercote' is set back from the road offering ample off-street parking to the front and side of the dwelling.

The ground floor accommodation comprises of flexible and versatile accommodation with a family living room, open plan kitchen/dining space with UPVC French doors leading to a private rear garden and a further reception room off the dining room, which can lend itself as a suitable home office with integral access to the garage. There is a renovated family bathroom and double bedroom. On the first floor is a shared shower room and three well-proportioned bedrooms, offering built-in eaves storage to a few of the rooms.

Externally, the rear garden spans almost 60ft in length with a gravel and slabbed patio area accessible directly from the modern extension. The remaining garden is laid to lawn and is planted up with an array of mature shrubs lining the borders, along with a timber storage shed.





Key Features

- Modernised extension to the rear with UPVC French doors and sky lantern
- Ample driveway parking to the front and the side of the property
- Dual aspect sitting room with multi fuel burner
- Restored wood flooring throughout a large portion of the property
- South westerly garden orientation
- Situated along a private resident track
- Council Tax: E
- EPC Rating: D



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, electricity and drainage. 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. Previous planning was obtained for 'Land O' situated on The Winnaway - P21/V3057/FUL. Please be advised that The Winnaway is an unadopted residential track. As with many pre-1999 properties, asbestos may be present in some materials (e.g. Artex ceilings, tiles, boards), which is generally safe if undisturbed. Buyers should seek their own advice.



**Approximate Gross Internal Area 2047 sq ft - 190 sq m
(Including Garage)**

Ground Floor Area 1441 sq ft – 134 sq m

First Floor Area 606 sq ft – 56 sq m



Thomas Merrifield and their clients give notice that:

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