



Burr Street, Harwell, OX11 0DU

£1,100,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A unique character house individually built in the late 1990s set in a mature plot approaching one third of an acre with open views over pasture land to the rear.

Hollybrook offers beautifully presented accommodation with an impressive open plan kitchen, dining and living space, a separate sitting room with traditional brick fireplace and woodburning stove and a good size study/office. Upstairs are four well proportioned double bedrooms with an en-suite to the principal bedroom. The present owners have significantly updated and improved many aspects of the property, re-fitting and remodelling the kitchen and replacing bathroom and shower fittings with high-quality contemporary sanitary ware. In addition, all internal doors have been replaced with stylish oak finished items. Outside, the gardens have been improved with significant hard landscaping and there is an extensive gravelled and walled courtyard driveway to the front of the house.

A particular feature of Hollybrook is the detached garage and Annex building to the rear, complete with kitchen, ground floor shower room and an impressive 7.5 metre first floor studio room.





Key Features

- Individual non estate house set in a generous plot
- Stylish open plan kitchen dining and living space
- Utility Room
- High specification contemporary bathroom fittings
- Detached garage and Annexe building
- Gas central heating
- Oak boarded floors and internal doors
- Walled courtyard driveway
- Double glazed windows
- EPC Rating C. Council Tax G





The Location

Harwell is a thriving South Oxfordshire village just two miles to the west of Didcot. Facilities include a primary school and pre school, village pub The Hart of Harwell, Butchers and General Store. There is a large recreation ground, tennis courts & bowls club. The village offers easy access to the A34 at Milton or Chilton, 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:

Tenure - Freehold

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast Broadband is available (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage (checker.ofcom.org.uk)

According GOV.UK Flood Risk, this property has a low water flood risk.



**Approximate Gross Internal Area 2448 sq ft - 227 sq m
(Excluding Garage)**

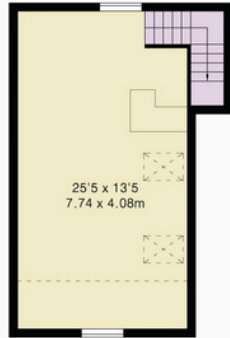
Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 873 sq ft – 81 sq m

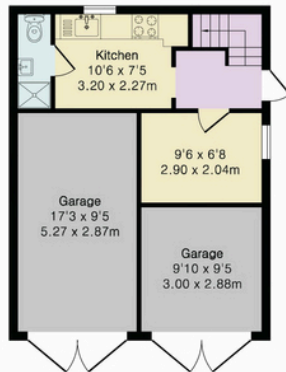
Annexe Ground Floor Area 214 sq ft – 20 sq m

Annexe First Floor Area 357 sq ft – 33 sq m

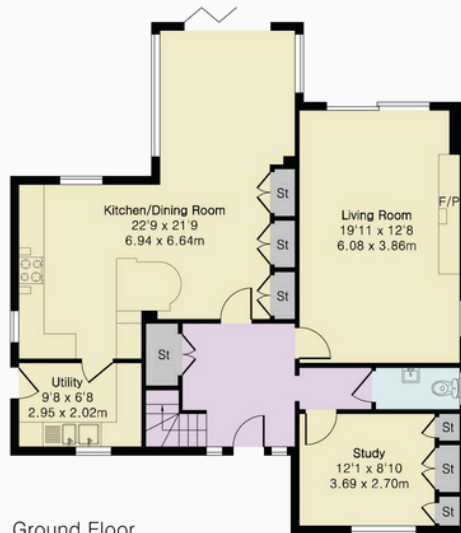
Garage Area 260 sq ft – 24 sq m



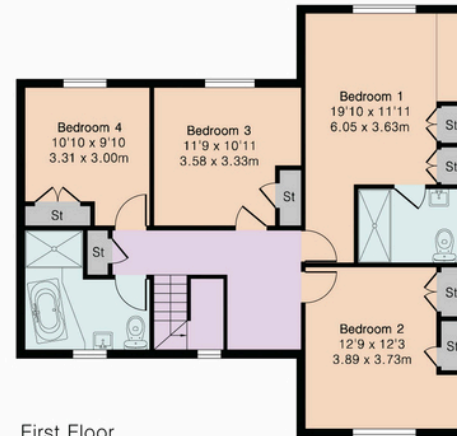
Annexe First Floor



Annexe Ground Floor



Ground Floor



First Floor



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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