



16 Kings Lane, Harwell, OX11 0EJ
£365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptionally stylish two double bedroom country home comprehensively extended and modernised throughout by the current owner to create a statement kitchen-diner-family area, which is located on this quintessential village lane in the heart of Harwell village with a particularly large garden.

This beautifully presented village property comprises entrance hall, lounge, cloakroom, statement kitchen-diner-family room with central island, integrated appliances, and bi-fold doors overlooking the garden. On the first floor there is modern family bathroom and two large double bedrooms. To the rear of the property there is a large garden with patio & side access. Other benefits of note include; new heating system and boiler, engineered oak doors, and replacement upvc windows & doors.

For the finish, location and garden to be fully appreciated; the property must be viewed.

Some material information to note: Brick & tile house. Gas central heating. Mains water, electrics and drains. The property does not come with allocated or driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability at this postcode is available with all major providers with the possible exception of restricted data with EE. The government portal generally highlights this postcode as an unlikely/low risk flood area with surface water as medium risk. We are not aware of any planning permissions in proximity which would negatively affect the property. There is a pedestrian right of access for both numbers 16 & 18 Kings Lane to the front of the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





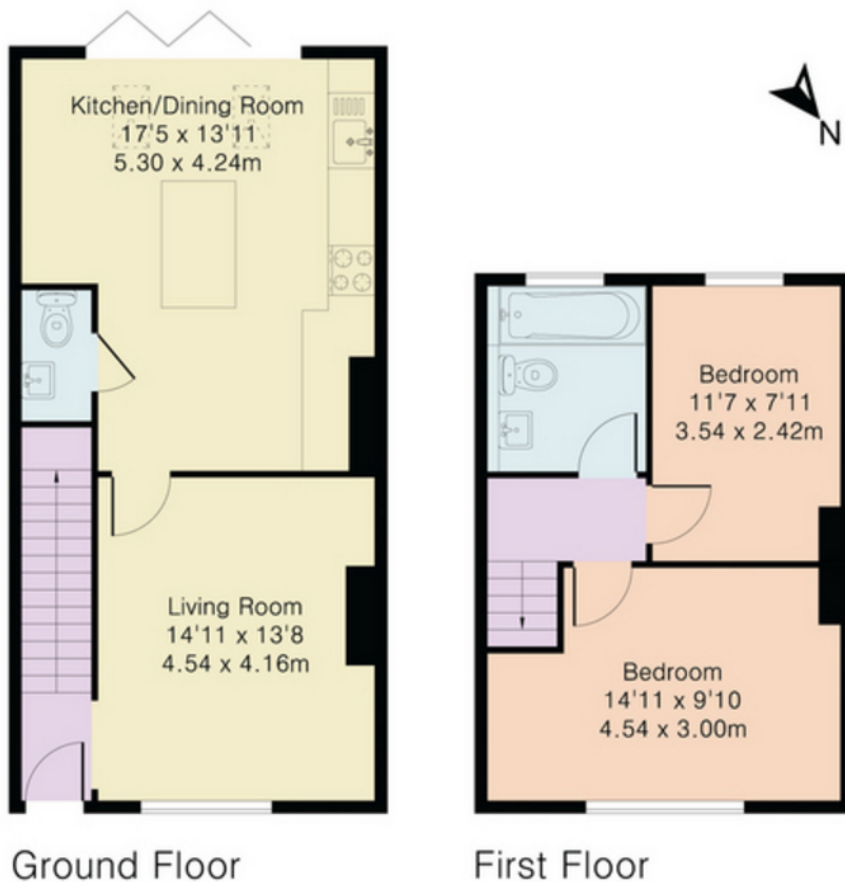
Key Features

- An exceptionally stylish & extended two double bedroom village home comprehensively modernised
- Very large garden
- Large open-plan kitchen/dining/family room with central island
- Hearys of Harwell Village on quaint quiet lane
- Recently installed heating system and boiler
- EPC Rating: C
- Council Tax Band: C

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.

Approximate Gross Internal Area 790 sq ft – 73 sq m
Ground Floor Area 466 sq ft – 43 sq m
First Floor Area 324 sq ft – 30 sq m



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