



Church Lane, Harwell, OX11 0EZ

£525,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Offering a wealth of period charm entwined with modern features and set within the heart of Harwell village is this beautifully presented, three-bedroom semi-detached family home.

Situated along this pretty rural road within the desirable village of Harwell, this charming turn of the century home has benefitted from a number of sympathetic renovations in recent years including external restorations to the building as well as modernising of the en-suite shower room, internal décor and contemporary landscaping of the rear garden. 'Ballut' offers in excess of 1100sq ft of modern living accommodation over three floors with its principle bedroom spanning the entire 2nd floor. To the ground floor is an open planned living room/ diner with bay fronted window & featured fire place which in turns leads on to renovated kitchen/ breakfast room with tiled flooring and Belfast ceramic sink. The first floors accommodation benefits from an incredibly stylish renovated shower room with encaustic tiling as well as two double bedrooms with the largest of the two being accompanied by an en-suite shower room.

To the rear of the property is a beautifully landscaped tiered garden laid mostly to patio and lawn with shrub lined gravel borders along the fence line. Included is a largest metal storage shed located within the garden.

Further benefits to its sale include gas central heating, double glazed windows, newly fitted bi-fold doors on to the rear garden as well as a turn key décor.





Key Features

- Stylishly renovated internal decor including en-suite, family shower room and kitchen/breakfast room
- Extensive landscaping completed to the rear garden
- Transport links from the centre of the village directly to Didcot Parkway Train Station, Harwell Campus and Didcot's town centre
- On Street Parking
- Sympathetic internal and external renovation within recent years
- Solid wood flooring throughout the majority of the ground floor accommodation
- Bay window fronted sitting room
- Council Tax Band: C
- EPC Rating: C



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. We are not aware of any planning permissions that would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Please be advised that the property has On street parking.

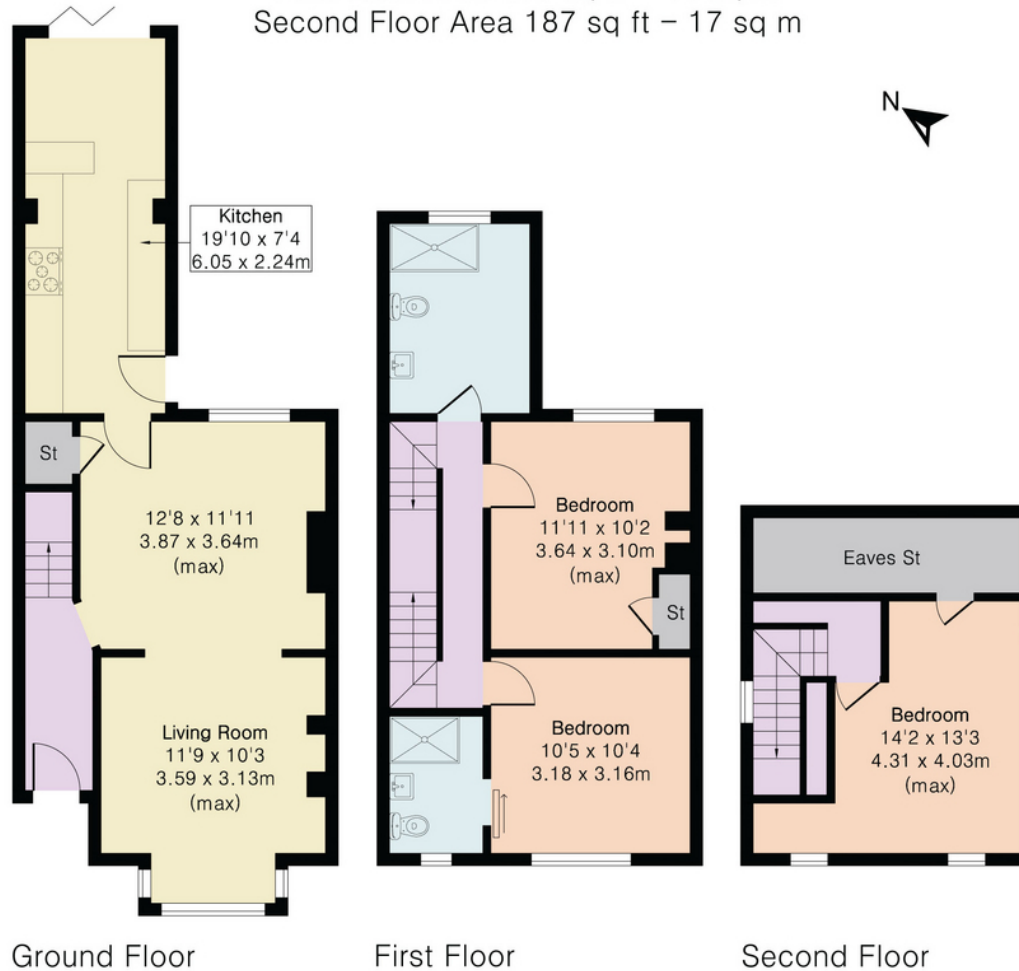


Approximate Gross Internal Area 1128 sq ft - 104 sq m

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 433 sq ft – 40 sq m

Second Floor Area 187 sq ft – 17 sq m



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