



High Street, Harwell, OX11 0EX

£1,295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Lime Tree House...Steeped in history with the origins of the building dating back to the 1200's and located within the heart of the pretty South Oxfordshire village of Harwell is this beautifully renovated and Grade II listed family home.

Dating back to the early 1200's having originally been a tithe barn, this wonderful detached home has undergone significant renovations within recent years by both the current and previous owner. Lime Tree House offers a wealth of characterful charm and ample living accommodation over two floors, approaching 4200sqft including a double garage and pool house located at the bottom of its beautifully maintained garden. On the ground floor are four formal reception rooms, with three of these located off the generous entrance hall, which include features such as flagstone tiled flooring, exposed beams and fireplaces. There is a stylish kitchen/breakfast room, which in turn leads to a utility room, boot room and W/C.

The first floor is accessed via a regency staircase from the main hall rising to a gallery landing providing access to all bedrooms and the family bathroom. The well-proportioned bedrooms provide four large double rooms with the principle bedroom being accompanied by an en-suite shower room.

To the rear of Lime Tree House is a remarkable landscaped and well stocked garden with an array of shrubbery and flowers lining its borders. A well-maintained hedge row separates a second portion of garden, which leads to the brick built pool house. Its private garden boasts sizeable entertaining space via a large paved patio area directly from the main building. To the front of the property lawn and mature borders with planted box trees compliment the restored brick and railed dwarf walled frontage.





Key Features

- Sympathetic restoration and renovation throughout combining a traditional and modern theme including cast iron radiators, Jim Larence & Pooky light fittings throughout
- Driveway parking for three to four vehicles to front of its double detached garage which has full power and lighting
- Family bathroom with roll top copper bath and stylish panelling
- Bespoke timber kitchen with fitted high spec appliances, tiled flooring and underfloor heating
- Partially newly roofed and brick built private pool house with heated pool and bi-folding doors on to a private patio – the pool has benefitted from
- Ample ground floor reception space offering versatile & flexible accommodation
- Direct village transport links within a very short walk from the property offering services to Didcot Parkway Train Station which provides direct access to London Paddington within 40 minutes
- Gas central heating
- Council Tax Band G



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. The property is Grade II listed. 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 from the register of title can be provided by the estate agent upon request. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey.



**Approximate Gross Internal Area 3095 sq ft - 288 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1837 sq ft – 171 sq m

First Floor Area 1258 sq ft – 117 sq m

Garage Area 301 sq ft – 28 sq m

Outbuilding Area 857 sq ft – 80 sq m



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