



Ash Crescent, Harwell, OX11 0FJ
Offers In Excess Of £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A delightfully positioned detached four-bedroom family home, situated within this small development built by Bloor Homes in 2017.

The property offers an ideal corner plot position, tucked away in the bottom corner of the development with an open outlook onto a mature tree line and farmland. With driveway off- street parking, side by side to the front of the garage on the block paved driveway, the property is set back from the road with a grass verge sweeping its front shrub planted borders to the front and side of the property.

The ground floor accommodation comprises of an entrance hall, cloakroom, study, family sitting room, open plan kitchen/dining room with UPVC French doors to the rear garden and a utility room. Onn the first floor are four well-proportioned bedrooms and a modern family bathroom all accessible from the main landing. An en-suite shower room also accompanies the principal bedroom.

To the rear of the property is a brick walled landscaped garden laid to extended patio, picket fence and premium child friendly artificial lawn with timber built shed. There is a personal garage door directly accessible from the patio and a timber side gate leading to the driveway.

Other benefits to its sale include an electric roller garage door, built in wardrobes to all bedrooms and professionally carried out loft storage with light and drop-down ladder.





Key Features

- Cul-de-sac location in the corner of this executive development by Bloor Homes
- Corner plot position outlook on to active farmland
- Double driveway to the front of a single garage with electric door
- Integrated kitchen appliances
- Ample built-in wardrobes to first floor bedrooms
- Floor to ceiling tiling to the bathroom and en-suite, complete with double showers
- EPC Rating: B
- Council Tax Band E
- Estate Management Charge £350.00 per annum



The Location

Ash Crescent forms part of the exclusive Willows development within Harwell Village. The development features extensive green space with mature trees and a pedestrian link through to the village for easy access to the local shops, school and village pub (The White Hart). Didcot is just 1.5 miles away with excellent shopping and leisure facilities and Didcot Parkway, providing fast rail access to London (45 minutes to Paddington)

Some material information to note:

Tenure - Freehold

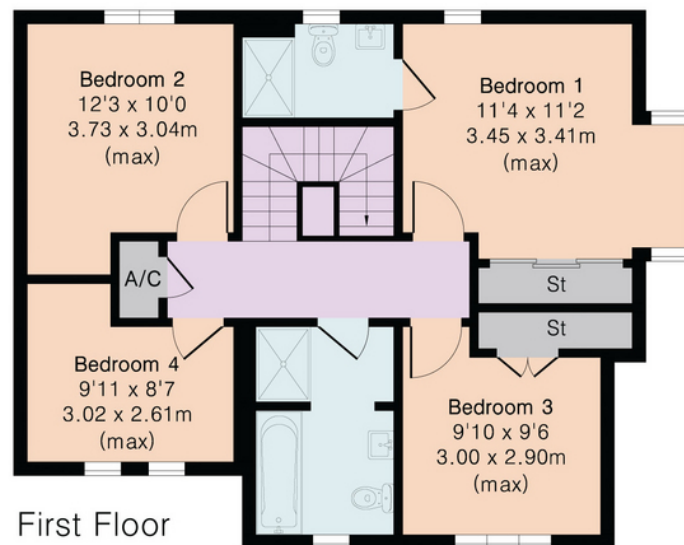
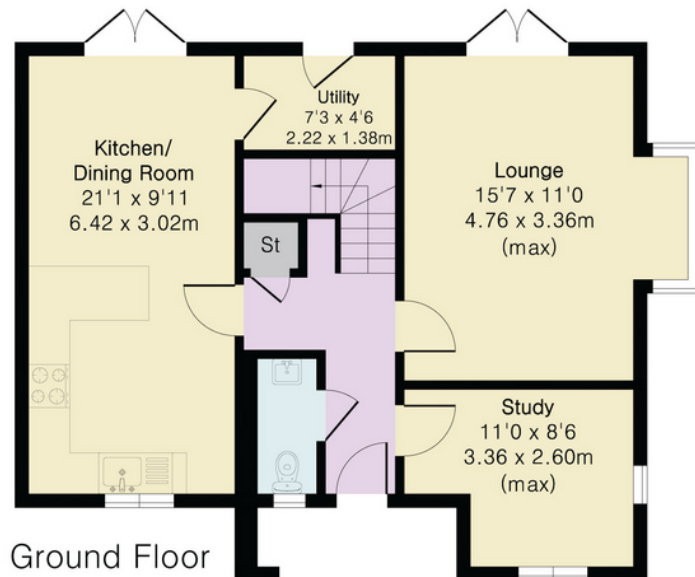
The property is of a brick-built construction and is connected to mains gas, electric, water and drainage. According to Ofcom superfast and ultrafast broadband is available. According to Ofcom there is a good service on a range of phone providers. According to GOV.UK there is a low flood risk at the property. There is a £350 estate charge to Trinity Estates. For any further relating to 'The Register of Title' then please contact the estate agent.



Approximate Gross Internal Area 1333 sq ft - 124 sq m

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 678 sq ft – 63 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.

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