



sales | lettings | new homes | conveyancing | mortgages

BRIMBLES, KINGS LANE, HARWELL, DIDCOT, OXFORDSHIRE, OX11 0EJ



- **Substantial four bedroom family home**
- **2,231sq ft of flexible accommodation**
- **Central village location**
- **Parking for multiple cars**
- **Main bedroom with walk-in wardrobe and en-suite**

Offers Over £800,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



[davistate.com](https://www.davistate.com)

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

UNEXPECTEDLY AVAILABLE AGAIN Tucked away off a private drive in the heart of Harwell Village, this substantially sized four bedroom family home offers flexible accommodation, 29ft kitchen perfect for entertaining, work from home spaces, parking for multiple cars and a garage. EPC C.

LOCAL INFORMATION

Harwell is a conveniently located village in South Oxfordshire, c.15 miles from the city of Oxford, with excellent road links to the A34, in turn leading to the M4 and M40 motorways.

Didcot Parkway train station is just 2 miles and offers a fast mainline service to London Paddington (45 minute journey time).

Amenities include a primary school and pre-school, butchers, newsagent, village hall, church, public house, large recreation ground.

ACCOMMODATION

Entrance hall leading to all main principal rooms. The front of the property includes a study/office, downstairs bedroom and an additional playroom previously forming one half of a double garage. Rear aspect sitting room with patio doors out to the garden. An impressive 29ft in length kitchen diner with matching wall units and cupboards, island, breakfast bar and space for a large dining table with bi-fold doors (including integrated venetian blinds) out to the garden. The downstairs accommodation is complete with a shower room and utility room. There is side access to the garden from both sides.



Upstairs comprises of two rear aspect double bedrooms (both with built in storage) and one impressive principle main bedroom with a walk-in wardrobe, en-suite with underfloor heating and both bath and double sized shower. A family bathroom completes the upstairs accommodation.

OUTSIDE SPACE

The garden is mainly laid to lawn with patio spanning the rear of the property. A selection of flower beds are dotted around the fence line. Off street parking for multiple cars and a garage.

LOCAL AUTHORITY and SERVICES

Vale of White Horse council, mains electric, gas and water. Council tax band F.







CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

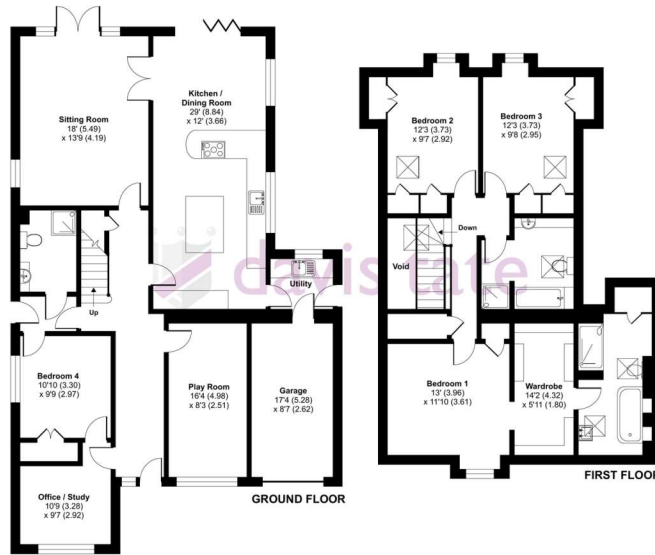
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 2231 sq ft / 207.2 sq m
Garage = 141 sq ft / 13. sq m
Total = 2372 sq ft / 220.6 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2023. Produced for Davis Tate. REF: 1052937