

ELDERFIELD COTTAGE, READING ROAD, HARWELL, DIDCOT, OXFORDSHIRE, OX11 0LR



- **Period Cottage Village Location**
- **Lounge/Dining Room with fireplace**
- **Three Bedrooms, upstairs cloakroom**
- **Newly refitted downstairs bathroom**
- **Decorative front garden & raised rear garden**
- **UPVC double glazed windows & doors**

Asking Price £375,000 (Freehold)

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



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PROPERTY DESCRIPTION

Wonderful opportunity to purchase this three-bedroom period cottage which has been owned by one family for over 40 years. Situated within the desirable village of Harwell giving excellent access to many local amenities including The Harwell Science & Innovation Campus & Didcot Parkway Mainline Train

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. There is a frequent bus service to Harwell Campus and Didcot Parkway station (X34/X35), plus a service to Oxford (ST1). Didcot Parkway train station is just 2 miles and offers a fast mainline service to London Paddington (40-minute journey time). Amenities include a primary school and nursery, butchers, newsagent, village hall, public house, playing fields and play park.

ACCOMMODATION

Storm porch, front door leading into the lounge/dining room, stairs in the corner leading to the first floor, door through into the kitchen with side door leading out, re-fitted bathroom suite and storage cupboard. Upstairs offers three-bedrooms with an upstairs cloakroom.

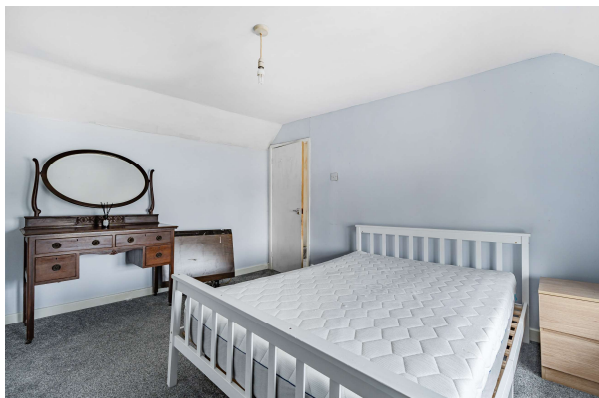
OUTSIDE SPACE

Decorative gravelled front garden, side path leading to the private enclosed raised rear garden.

LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council. Mains water & electric heating. Council tax band D.









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

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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

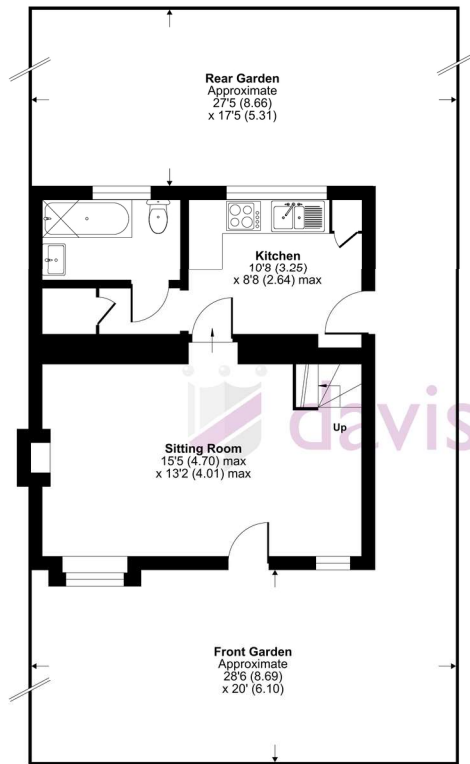
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

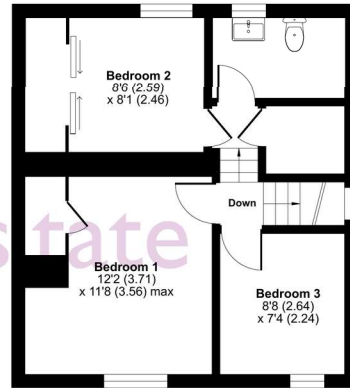
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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



Approximate Area = 871 sq ft / 80.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1089417