



Linden Downs Close
Harwell, Oxfordshire, OX11 0LP

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Located up a private lane on the edge of the village with idyllic views across Harwell is this substantial four-bedroom four-bathroom family home which has been remodelled, extended and modernised by the current owner and which sits in a large predominantly lawned garden of circa 0.25 acres.

The downstairs accommodation comprises an impressive entrance hall with vaulted ceiling, boiler room, double bedroom with en-suite shower room, family room/snug, modern shower room, utility room with butler sink and a statement open-plan kitchen diner lounge with bi-fold doors to the garden and a range of integrated Siemens appliances. An oak staircase leads to the principal wing which boasts a large main bedroom with fitted wardrobes and an en-suite shower room. A second staircase then leads to the guest wing which has two generous bedrooms, one with en-suite. A large lawned garden sits to the rear with pleasant views across the village and extensive driveway parking sits to the front which leads to a garage. Other benefits include no onward chain. For the location, size, finish and garden to be fully appreciated; the house must be viewed.

Harwell is a conveniently placed Oxfordshire village with local school, public house, butcher, and village store together with a large recreation ground, tennis & bowls clubs. The village gives excellent access to the A34 which in turn leads to the M4 and M40 motorways. The town of Didcot is about two and a half miles away, and provides fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.





- Substantial four-bedroom four bathroom detached home which has been re modelled, extended and modernised by the current owner.
- Secluded position up a private lane/cul-de-sac location on the edge of Harwell village
- Large predominantly lawned garden of just over 0.25 acres offering a private aspect
- Idyllic views across the village
- Statement open plan kitchen-diner-lounge with central island and a range of integrated Siemens appliances
- No onward chain
- Impressive entrance hall with vaulted ceiling
- Garage
- EPC Rating: C
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold

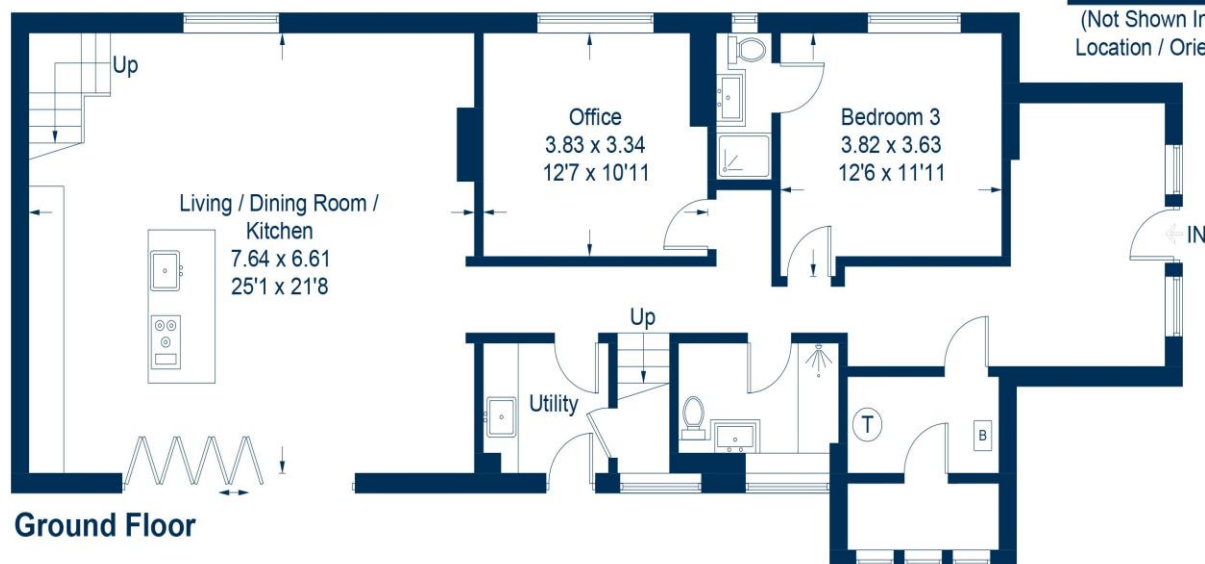
Approximate Gross Internal Area
 Ground Floor = 125.0 sq m / 1,345 sq ft
 First Floor = 78.6 sq m / 846 sq ft
 Garage = 19.1 sq m / 205 sq ft
 Total = 222.7 sq m / 2,396 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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