



Amberwood, Wantage Road
Harwell, Oxfordshire, OX11 0LL

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A unique mature detached house originally dating from the 1960s and later extended and remodelled to offer flexible family accommodation with an annex option. Amberwood enjoys a lovely tucked away location approached by a long gravel driveway and is set in a generous plot of just under a quarter of an acre.

The accommodation is well presented throughout with double glazed replacement windows, gas central heating and a conservatory. On the ground floor two interconnecting rooms one of which has direct access to the ground floor bathroom can easily be used as a separate annex if desired. Equally this space provides the option to create a feature family kitchen or additional bedroom space if preferred.

Wantage Road, Harwell is a desirable location within the village and is principally made up of a variety of individual homes set in larger gardens on the southern side of the village.. Harwell is a thriving and popular village offering a good range of facilities including a village Primary School and Nursery, butchers shop and general store , "The Hart of Harwell" pub, garage and church. The village is well placed for easy access to Didcot, approximately 2 1/2 miles away, which offers comprehensive shopping and leisure facilities together with a fast rail connection from Didcot Parkway to London Paddington in 45 minutes.





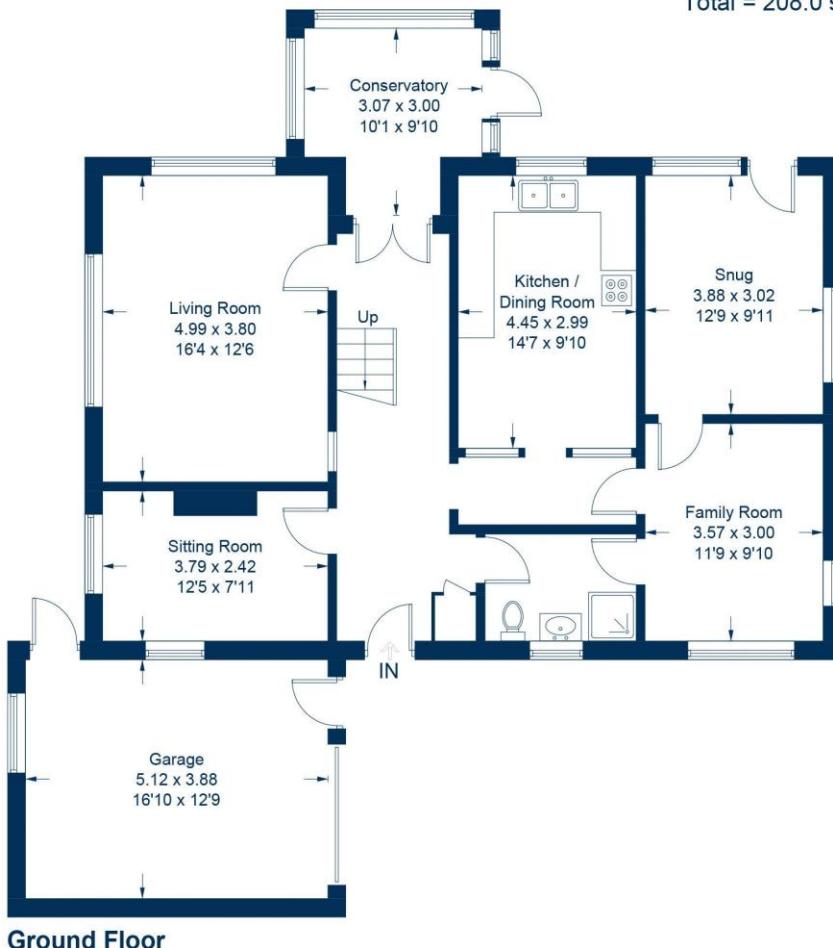
- Flexible family accommodation
- Annexe facility
- Conservatory
- 2 Bathrooms
- Double glazed windows
- Gas central heating
- Garage
- Tucked away location with long gravel driveway
- Gardens & plot of approximately 1/4 of an acre
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 99.9 sq m / 1,075 sq ft
 First Floor = 88.0 sq m / 947 sq ft
 Garage = 20.1 sq m / 216 sq ft
 (Including Under Eaves)
 Total = 208.0 sq m / 2,238 sq ft

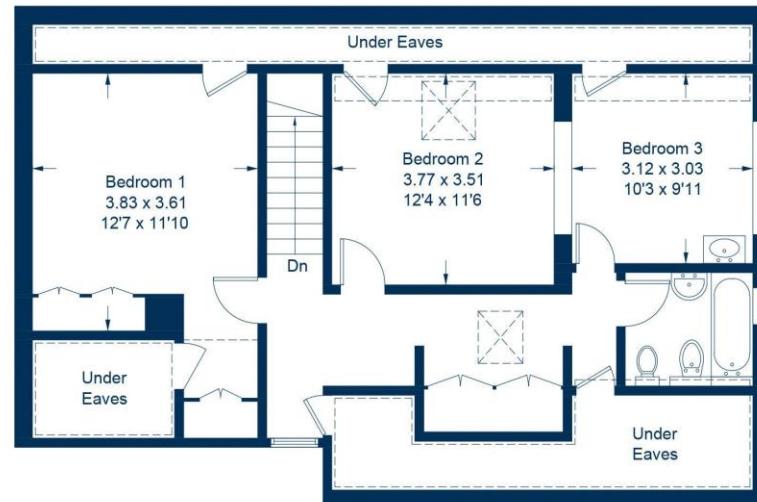


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[Dashed box] = Reduced headroom below 1.5m / 5'0



First Floor

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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