

WE VALUE

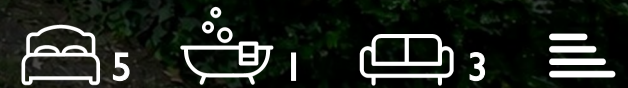


YOUR HOME



Wellshead, Harwell

Offers In Excess Of £675,000



Offered to the market with no onward chain, this substantial five-bedroom detached home enjoys a private, mature wrap-around garden and offers spacious, flexible accommodation. An adjoining plot of land connected to the property's garden is also available by separate negotiation.

The property is approached via a gated driveway providing ample off-street parking and access to the garage. Inside, the ground floor features a generous kitchen/breakfast room, a lounge, a separate dining room, and a light-filled garden room overlooking the garden. Two sizeable storage rooms offer excellent practicality and potential for a variety of uses, while a downstairs cloakroom completes the accommodation.

Upstairs, there are five well-proportioned bedrooms, all served by a family bathroom.

A standout feature of the property is the beautiful wrap-around garden, offering a high degree of privacy and planted with a wealth and variety of mature trees, bushes, and shrubs, creating an attractive and secluded outdoor space.

An adjoining plot of land, directly connected to the property's garden, is available by separate negotiation. Please contact us for further details on 01491 839 999.





- OFFERED WITH NO ONWARD CHAIN
- SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME
- PRIVATE, MATURE WRAP-AROUND GARDENS
- LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM & GARDEN ROOM
- FAMILY BATHROOM, DOWNSTAIRS CLOAKROOM & SEPARATE WC
- GARAGE & GATED DRIVEWAY PROVIDING OFF-STREET PARKING
- ADJOINING PLOT AVAILABLE BY SEPARATE NEGOTIATION
- FLEXIBLE & VERSATILE ACCOMMODATION



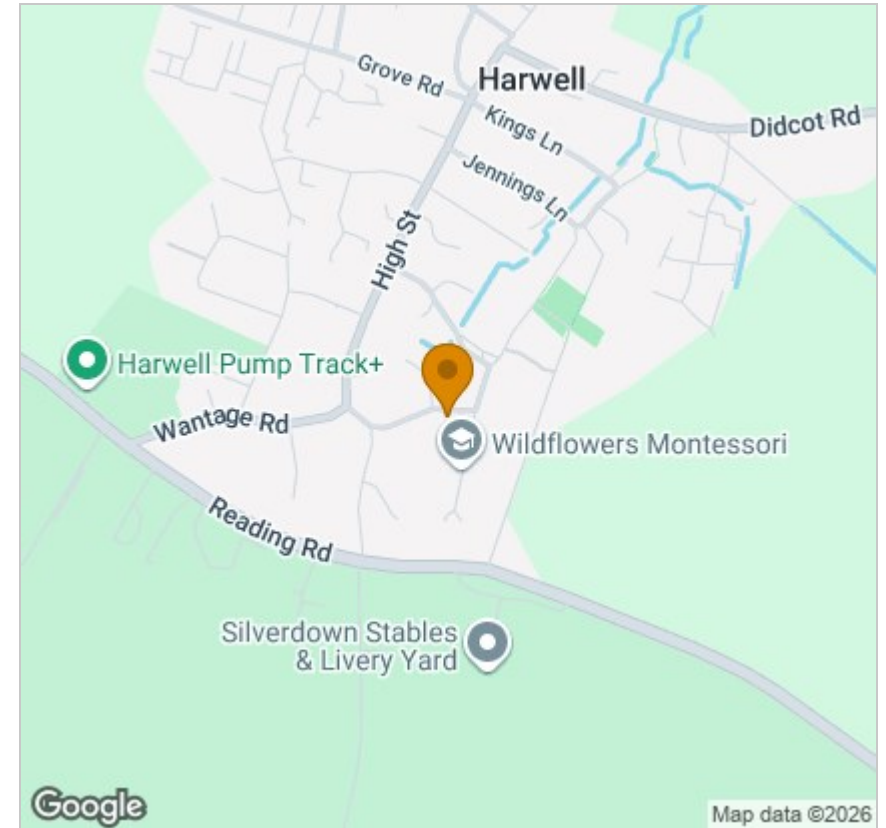
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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