



Sunnydene, 20 Westfield, Harwell, Oxfordshire, OX11 0LG

An Exciting Potential Development Opportunity

A detached bungalow dating from around 1958 set in a plot of 0.18 acres with a frontage to Westfield of 110ft (10.2m) and a depth of 75ft (6.9m). An illustrative feasibility scheme has been undertaken by Architects Anderson Orr that shows a one and a half storey detached house of 1014 sqft and an addition to the existing bungalow of approximately 490 sqft creating a similar size property. No planning applications or pre-application advice has been sort at this time. However, a development in line with the feasibility scheme meets current planning guidelines.

Westfield is a quiet no-through road towards the edge of the village made up of a variety of detached and semi-detached houses dating from the 1960's and 1980's. Harwell is a pretty and popular village with a thriving community with a busy village pub, primary school, pre-school, garage and historic church. A frequent bus service connects to Didcot, Wantage, Harwell Science Park and Didcot Parkway mainline railway station.

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SALES LETTINGS

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- Development Opportunity
- Detached bungalow set in plot of c. 0.18 acres
- Quiet no-through road location
- EPC Rating: E
- Local Authority: Vale of White Horse District Council
- Council Tax Band: D
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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