







SALES LETTINGS

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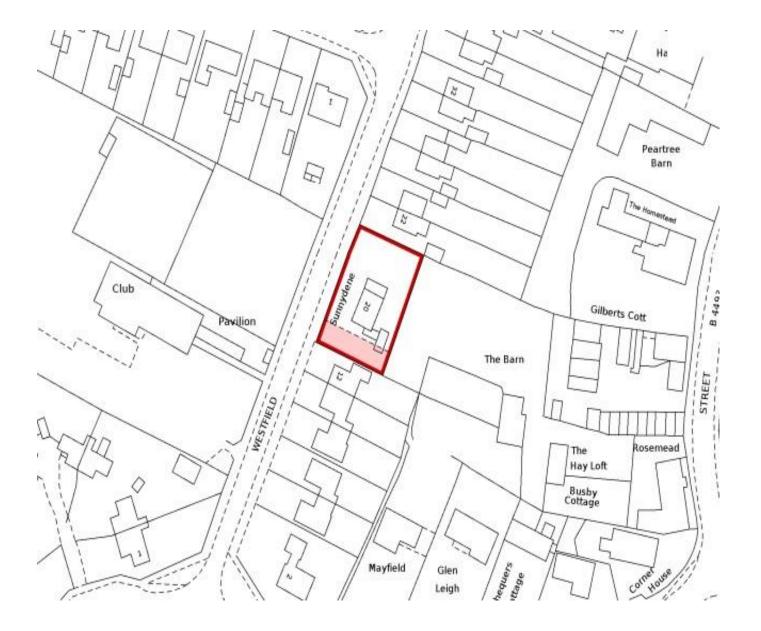


Sunnydene, 20 Westfield, Harwell, Oxfordshire, OX11 0LG

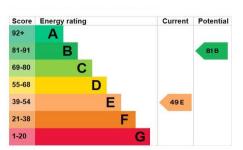
An Exciting Potential Development Opportunity

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.



- 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



Important Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be

assumed that the property has all peoessary planning building regulation or other