



School View The Cleave, Harwell, OX11 0EN

£449,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

### SUBSTANTIAL DEVELOPMENT POTENTIAL

Offering enormous potential for extension, reconfiguration and development is this four bedroom detached bungalow sitting in a lovely plot approaching a quarter of an acre and nestled in this quiet cul-de-sac location in the heart of Harwell village, benefiting from a private semi-rural aspect to the rear.

This rarely available bungalow is offered for sale with no onward chain, a large garage/workshop and has a large lawned garden. Internally, the bungalow comprises four bedrooms, 25ft lounge-diner, bathroom, kitchen and utility area.

For the potential plot and location to be fully appreciated; the property must be viewed.

Some material information to note:

The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is no risk of flooding. For any information regarding the property then please contact the agent.







## Key Features

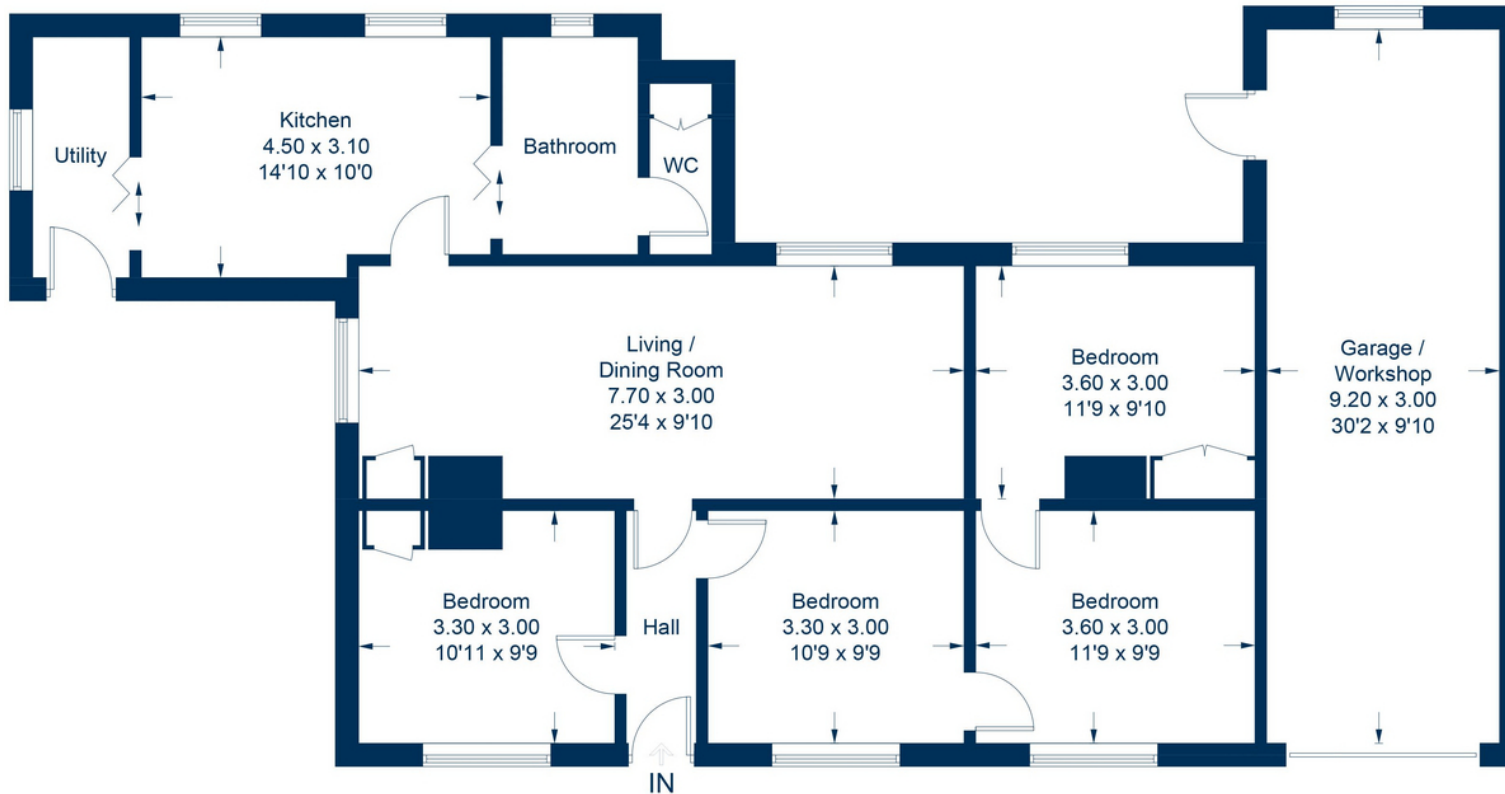
- Large lawned plot approaching a quarter of an acre.
- Four bedroom detached bungalow.
- Enormous potential to extend, reconfigure and develop (subject to the relevant permissions).
- Quiet cul-de-sac location in the heart of this highly sought after South Oxfordshire village.
- 30ft garage/workshop.
- Private aspect to the rear.

## The Location

Harwell is a conveniently placed Oxfordshire village with local school public house butcher and village store together with a large recreation ground tennis and 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.



Approximate Gross Internal Area = 119.0 sq m / 1,277 sq ft



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.

© CJ Property Marketing Ltd

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 necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS