



**Cherry Dene, Reading Road, Harwell, Didcot OX11 0LN**

**welcome to**

**Cherry Dene, Reading Road, Harwell, Didcot**

Newly built four bedroom detached family property situated in a prominent position within Harwell village, offering modern living with high ceilings, a reception hall with galleried landing, two separate reception rooms and ensuite to master bedroom.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Living Room**

15' 11" x 15' 4" ( 4.85m x 4.67m )

**Playroom / Reception Room**

14' 10" x 8' 9" ( 4.52m x 2.67m )

**Kitchen / Dining Room**

15' 7" x 15' 5" ( 4.75m x 4.70m )

**Utility Room**

**Cloakroom**

**Landing**

**Bedroom One**

19' 8" x 10' 7" max narrowing to 6'4 ( 5.99m x 3.23m max narrowing to 6'4 )

**En-Suite Shower Room**

**Bedroom Two**

14' 10" x 11' max narrowing to 8'10 ( 4.52m x 3.35m max narrowing to 8'10 )

**Bedroom Three**

12' 9" x 8' 9" ( 3.89m x 2.67m )

**Bedroom Four**

12' 9" x 8' 9" max narrowing to 6'8 ( 3.89m x 2.67m max narrowing to 6'8 )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Cherry Dene Reading Road, Harwell, Didcot

- Modern four bedroom detached family home
- Two sets of Bi-folds opening out on to garden
- En-suite and Juliette balcony to main bedroom
- Enclosed rear garden with porcelain paved seating area
- Spacious kitchen/diner with large pantry cupboard

Tenure: Freehold EPC Rating: C

Equipped with an Air Source Heat Pump providing electric heating throughout and underfloor heating to the ground floor. There is a welcoming and impressive reception hall with gallery landing, understairs storage and cloakroom. Leading into two different reception rooms - a playroom/study and the main living room with French doors leading out onto the garden and seating area. Steps down from the entrance hall lead to the kitchen / diner which boasts Bosch integrated appliances, a range of cupboards, Quartz worktops, large pantry cupboard, and two sets of bi fold doors opening out onto a porcelain paved seating area ideal for entertaining. The utility room provides plumbing and space for a washing machine and door to the side of the property. To the first floor there is a galleried landing providing access to all four bedrooms. Main bedroom with door and Juliette balcony, en-suite shower room with double cubicle and rain head shower, fully tiled and anti-fog electric lighted mirror. The family bathroom has separate bath, shower cubicle with rain head shower, and anti-fog electric lighted mirror with Bluetooth connectivity. Outside to the front of the property there is gravelled driveway parking and side access to both sides of the property. There is provision for an EV car charger point, various lights and power points. The rear garden is enclosed and laid to lawn with porcelain paved seating and entertaining area.

# £800,000



view this property online [allenandharris.co.uk/Property/DID105893](https://allenandharris.co.uk/Property/DID105893)



Property Ref:  
DID105893 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



[allenandharris.co.uk](https://allenandharris.co.uk)