



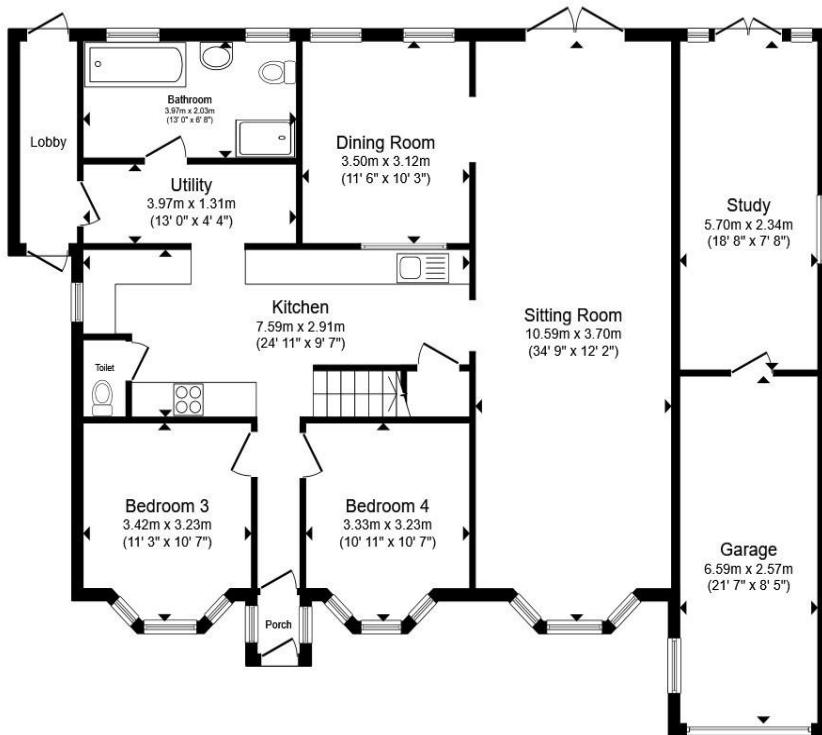
Reading Road, Harwell, Didcot, OX11 0JL

Welcome to

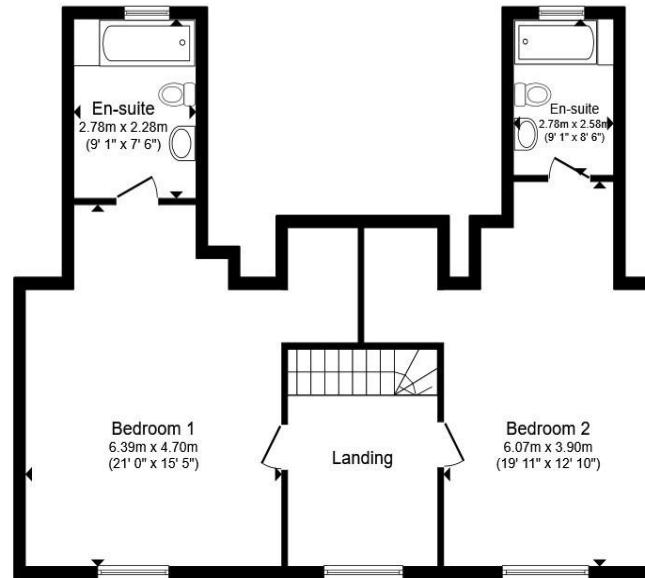
Reading Road, Harwell, Didcot

The Cot is a beautifully presented detached family home offering flexible accommodation, set behind a wide in-and-out driveway with garage and ample off-road parking. The ground floor is arranged around a welcoming entrance hall leading to a kitchen with extensive fitted units, pantry cupboard and under-stairs storage. Three reception rooms provide excellent versatility, including a lounge with wood burner and feature fireplace, a dining room, and a further reception opening directly onto the rear garden. Additional ground-floor accommodation includes a boot room, laundry room and family bathroom. To the first floor, the property offers two well sized double bedrooms, both benefiting from en-suite bathrooms. Planning permission has been granted to create a further bedroom with en-suite, dressing area and Juliette balcony, offering clear potential for future expansion. Planning ref: P25/V1549/HH. The property sits on a generous plot extending to approximately one third of an acre. The rear garden is mainly laid to lawn and benefits from both a large patio and sun terrace seating area, with a separated kitchen garden providing excellent space for growing produce or further landscaping, all offering a high degree of privacy.





Ground Floor



First Floor

Total floor area 222.8 m² (2,399 sq.ft.) approx

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.propertybox.io

Welcome to

Reading Road, Harwell, Didcot

- Detached Four Double Bedroom Property
- Planning Permission To Extend
- Large Rear Garden
- Extensive Driveway & Garage
- Three Reception Rooms

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

£825,000



Location

Harwell village lies approximately 7 miles south of Abingdon and 3 miles west of Didcot. Communications are excellent by rail and road via the A34, M4 and M40 and by rail via Didcot Parkway Station (3 miles) which provides a fast service to London (Paddington approximately 35/40 minutes). Oxford, Reading, Swindon and Newbury are all within easy driving distance. In addition there are bus services to Oxford city centre.

Harwell is well served by a host of local amenities including local shop/newsagent, butchers/general groceries, primary school, Hart of Harwell Public House, a number of sports clubs, recreation grounds, Little Pippins preschool and St Matthews Church. As well as an excellent range of state and independent schools in Abingdon and Oxford



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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.



Property Ref:
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