



Rosebrook The Cleave, Harwell, OX11 0EL

Offers Over £500,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Situated on a non-estate road within the heart of the desirable village of Harwell is the spacious three bedroom detached bungalow.

The property comprises of; entrance hallway, main bathroom, three bedrooms all with built in wardrobes, living room which leads through to an impressive and spacious kitchen diner with integrated appliances and central island with the added addition of a insulated pitched roof conservatory. The property also benefits from a private and enclosed wrap-around garden, ample driveway parking and garage.

The current owners have partially converted the loft space with two spacious loft rooms with Velux windows and a cloakroom. For the size and position to be fully appreciated, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. The property is within the Harwell conservation area. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Three bedroom detached bungalow.
- Spacious open plan kitchen diner with integrated appliances and central island.
- Ample driveway parking and garage.
- Wrap-around garden.
- Conservatory.
- Situated within the heart of the village.
- Partially converted loft space with two loft rooms with Velux windows and cloakroom.

The Location

Harwell is a conveniently placed Oxfordshire village with local school, butchers, and village store together with a large recreation ground, tennis & 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 a fast and regular rail service to London Paddington in approximately 40 minutes, as well as having comprehensive shopping and leisure facilities.





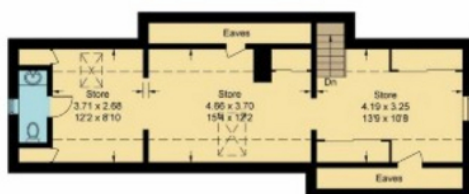
Rosebrook, OX11

Approximate Gross Internal Area = 156.10 sq m / 1680 sq ft

Garage = 26.80 sq m / 288 sq ft

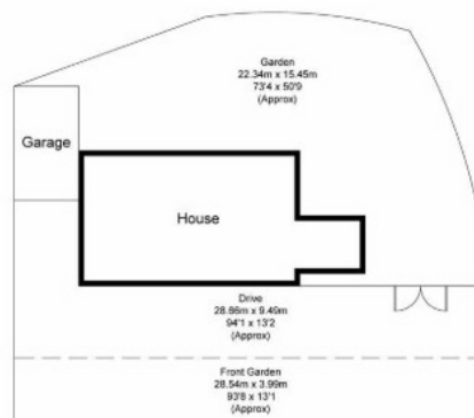
Total = 182.90 sq m / 1968 sq ft

For identification only - Not to scale

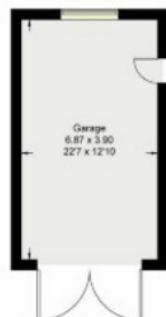


First Floor

----- Restricted Head Height



Ground Floor



(Not Shown in Actual Location / Orientation)

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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.

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