



Reading Road, Harwell, OX11 0LN

Offers Over £750,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Coming to the market with NO ONWARD CHAIN is this bespoke and uniquely designed, detached family home built in 2024, as a set of two within the pretty village of Harwell.

Individually designed and constructed by local developers, 'Cherrydene' has been thoughtfully designed to accommodate a contemporary and modern lifestyle with some notable benefits, which include the entirety of the ground floor is underfloor heated via a Samsung air source heat pump, which comes with a 7-year warranty from first installed, bi folding doors via the kitchen/dining room leading on to the porcelain patio space and ample gravelled driveway to the front of the property.

The ground floor accommodation offers two reception rooms with a study and family sitting room, downstairs cloakroom, an open plan kitchen/dining room, as well as utility room with a UPVC door leading on to the side access.

The first floor benefits from a gallery landing with vaulted ceiling, a principle bedroom with en-suite and Juliette balcony overlooking the rear garden, three further double bedrooms and a family bathroom accessed via the main landing.

For full appreciation for the high specification and finish, viewings are highly advised.





Key Features

- Coming to the market with no onward chain
- Newly constructed in 2024 to a high specification throughout
- EV car charging point provisions to the front of the property
- Advantage Structural Defect Insurance valid until 2034
- Bosh integrated kitchen appliances and quartz stone worktops
- Vaulted entrance hall ceiling and gallery landing



The Location

Some material information to note: Air source heat pumps system – underfloor heating on ground floor, mains water, electricity and drainage. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this and area is very low risk for surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

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.



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Approximate Gross Internal Area
Ground Floor = 87.1 sq m / 937 sq ft
First Floor = 77.3 sq m / 832 sq ft
Total = 164.4 sq m / 1,769 sq ft



Ground Floor

First Floor

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.

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