



Rosebrook, The Cleave, Harwell, Oxfordshire. OX11 0EL



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# Rosebrook, The Cleave, Harwell OX11 0EL

Nestled in the heart of the desirable Harwell Village on a sought-after non-estate road, this impressive 3-bedroom detached bungalow. Perfectly positioned within its garden plot, this property exudes charm and character.

Upon entering the front door, you are welcomed into a entrance hall, comfortable and inviting living room boasting a front aspect and featuring a charming fireplace as its focal point. The ideal space for relaxation and entertaining, this room offers a warm and homely feel.

The heart of the home is undoubtedly the stunning dual aspect kitchen/dining room, which has been thoughtfully designed to a high specification. The kitchen boasts a centre island, a full range of integrated appliances, and a Bosch double oven. With ample natural light streaming in from both ends, this space is perfect for hosting gatherings and creating culinary masterpieces.

Adjoining the kitchen/dining area is a delightful insulated pitched roof conservatory, which overlooks the wrap-around garden. Offering a tranquil setting to enjoy a morning coffee or unwind with a good book, the conservatory provides a seamless connection between indoor and outdoor living.

Accommodation within this bungalow comprises three well-proportioned bedrooms and a three piece fully tiled bathroom, featuring a walk-in shower

Step outside, and you are greeted by the sizeable wrap-around gardens that envelope the property, offering a high degree of privacy and plenty of room for outdoor enjoyment. Providing ample driveway parking to the front with an attached garage.

Additional features of this property include gas radiator central heating with a combination boiler and offers potential to further develop the property, subject to planning consents. The current vendors have partially converted the loft space with two spacious loft rooms with Velux windows and a cloakroom. Harwell is a picturesque and popular village with a thriving community. With a busy village pub, primary school, pre-school, garage and historic church. A frequent bus service connects to Didcot, Wantage, Harwell Science Park and Didcot Parkway mainline railway station.



- Sought after non-estate road in the centre of Harwell Village.
- Spacious & well presented detached bungalow set within it's garden plot.
- Fantastic dual aspect high specification kitchen / dining room with centre island, integrated appliances & Bosch double oven.
- Comfortable front aspect living room with feature fireplace.
- Three well proportioned bedrooms & three piece fully tiled bathroom with walk-in shower.
- Insulated pitched roof conservatory overlooking the wrap around garden.
- Sizeable wrap around gardens with high degrees of privacy.
- Gas radiator central heating with combination boiler.

3		bedrooms	Council Tax Band: D
2		receptions	Tenure: Freehold
1		bathrooms	EPC Rating: E



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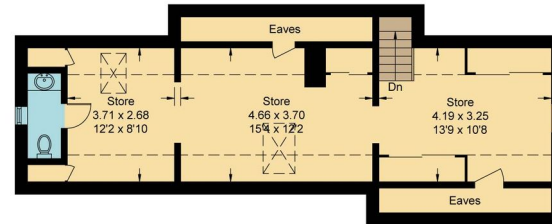
## Rosebrook, OX11

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

Garage = 26.80 sq m / 288 sq ft

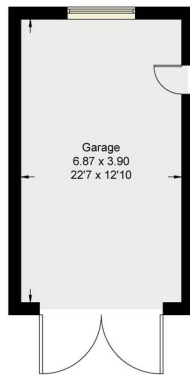
Total = 182.90 sq m / 1968 sq ft

For identification only - Not to scale

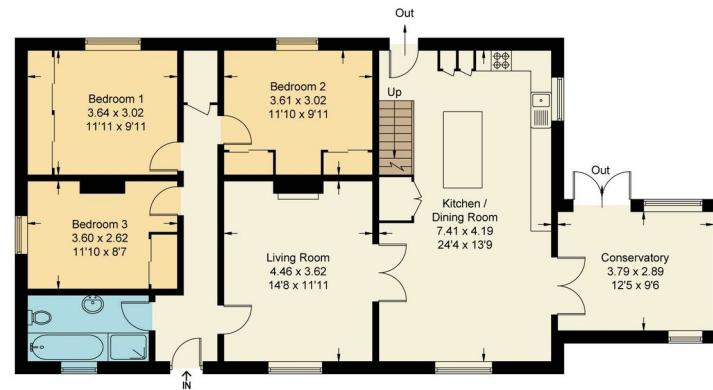


First Floor

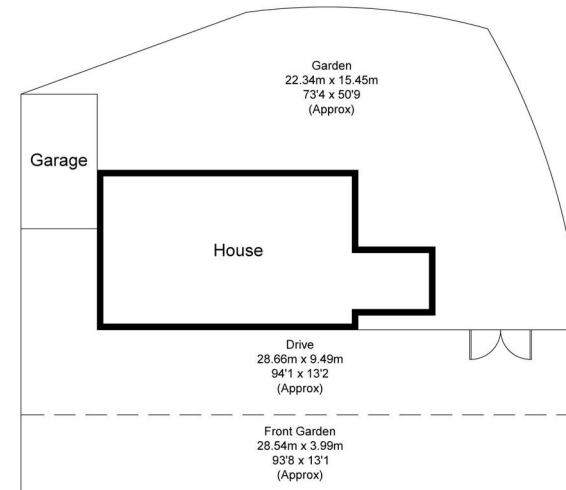
----- Restricted Head Height



(Not Shown In Actual Location / Orientation)



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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