



5 Hollyhocks, Harwell, Oxfordshire

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5 Hollyhocks

Harwell, Oxfordshire, OX11 0LX

A substantial detached home, located on the edge of the popular village of Harwell

Harwell Science Park 1.7 miles, Milton Park 2.7 miles, Culham campus 8.3 miles, Didcot Parkway Station 4.5 miles (42 minutes to London Paddington), M4 (Jct 13) 10.8 miles, Oxford city centre 12.5 miles, Heathrow Airport 44 miles

Drawing room | Sitting room | Office | Dining room | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with walk-in wardrobe & en suite bathroom | 4 Further bedrooms, 1 en suite | Family bathroom | Double garage | Gardens | EPC rating D

The property

5 Hollyhocks is a splendid detached family home, set in a peaceful yet well-connected position on the edge of the popular village of Harwell. The property offers five bedrooms and four reception rooms with attractive, understated styling and impressive period features.

There are four reception rooms on the ground floor, offering comfortable, flexible living. These include the drawing room with its dual aspect, sliding glass doors opening to the rear gardens and impressive brick-built fireplace with its wide aperture and timber lintel. The ground floor also has a sitting room and a dining room, both of which also open onto the rear gardens via sliding glass doors, while the office provides a useful environment for home working.

The kitchen and breakfast room is fitted with wooden units to base and wall level, and features a stainless steel range cooker and space for a breakfast table for informal dining. The utility room and walk-in pantry provides further space for storage and appliances.

Upstairs boasts an impressive, light filled landing with a floor to ceiling window, leading to five well-presented double bedrooms. The principal bedroom benefits from a walk-in wardrobe and en suite bathroom. One further bedroom has an en suite, and there is an additional family bathroom with a separate shower unit.

Outside

At the front of the house, the gravel driveway provides ample parking space for several vehicles, while the integrated double garage has space for two further vehicles. The wrap-around gardens at the side and rear feature an area of timber decking across the back of the house for al fresco dining, as well as a lawn with border beds filled with various shrubs and flowering perennials. The gardens are enclosed by timber fencing and a variety of mature trees, giving a sense of peace and privacy.

Location

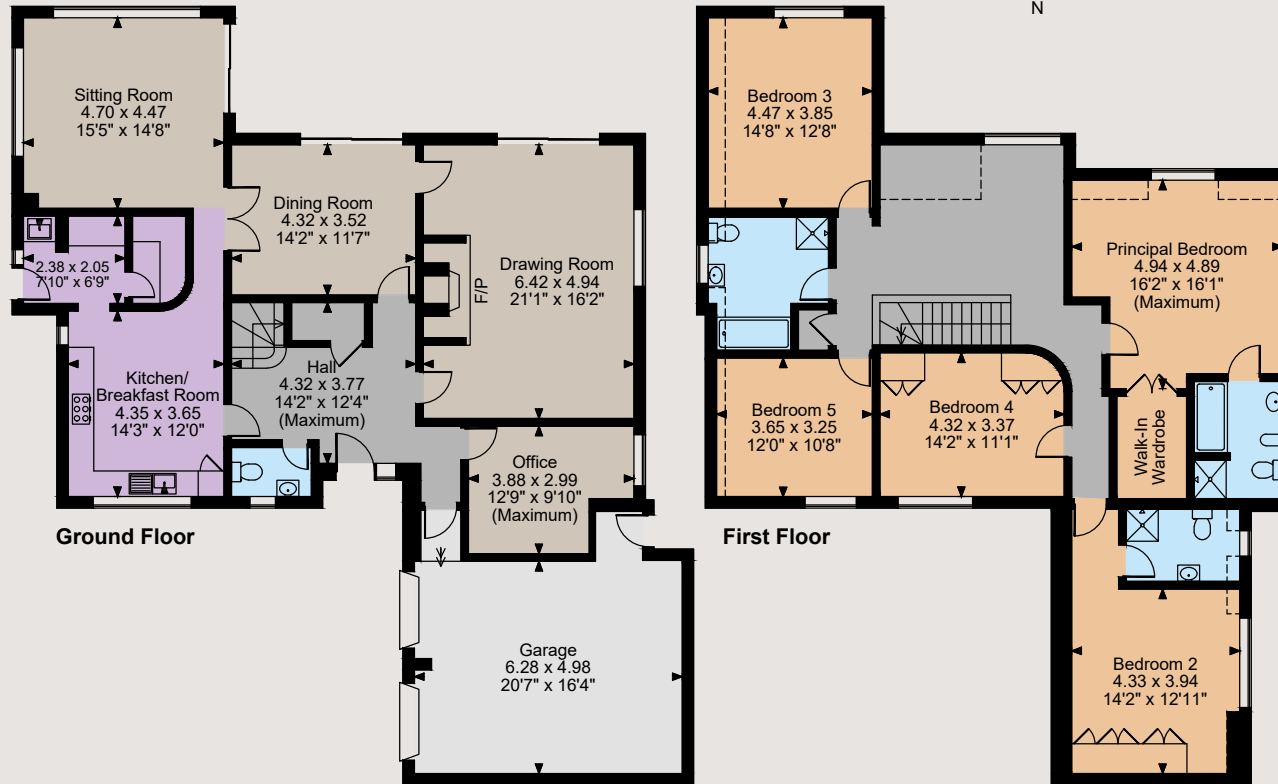
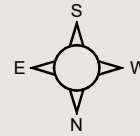
The property is set on the outskirts of the village of Harwell, within easy reach of Didcot and moments from the stunning rolling countryside of the Chiltern Hills Area of Outstanding Natural Beauty. The village is well served by a Butchers, village shop and pub, as well as a primary school. Further amenities can be found in Didcot, including a choice of shops, supermarkets, restaurants and cafés. Didcot also offers several outstanding state schools, including Didcot Primary Academy, Aureus Primary School and for secondary, Didcot Girls' School. The area is well connected by road, with the nearby A34 allowing access towards Oxford and Newbury, while Reading and the M4 are also within easy reach. Didcot's mainline station provides services to London Paddington, taking approximately 45 minutes.

Harwell is situated within the heart of the Science Vale, a region of global importance for science and innovation. The property is ideally positioned for commuting to the 3 primary campuses.





Floorplans
 Main house internal area 2,822 sq ft (262 sq m)
 Garage internal area 363 sq ft (34 sq m)
 Total internal area 3,185 sq ft (296 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

▭▭▭▭ Denotes restricted head height

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Directions

From Newbury, take the A339 north away from the town centre and join the A34. After 9.2 miles, take the exit for the A4185 towards Wantage/A417 and at the roundabout, take the first exit onto the A4185. Continue straight ahead at the next roundabout to remain on the A417 and after a further 1.6 miles, take the third exit at the roundabout onto Reading Road. Turn left onto Hollyhocks and you will find the property on your right.

General

Local Authority: Vale of Whitehorse

Tel: 01235 422422

Services: Mains supply gas, electric, drainage and water.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,150,000

Newbury

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