

**31 CHERRY TREE ROAD, HARWELL, DIDCOT, OXFORDSHIRE,  
OX11 6DG**

- Three bedroom detached home
- Garage and driveway parking
- Main bedroom with en-suite
- Unfurnished
- Available July 2024
- Fully enclosed rear garden

**£1,650 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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## PROPERTY DESCRIPTION

A three-bedroom family home located on Great Western Park. This property benefits from private parking and a garage. Additional advantages include gas central heating, double glazing, and an excellent EPC rating. Unfurnished. Available July 2024. EPC Rating B.

## LOCAL INFORMATION

Didcot sits in an enviable location with superb road and rail links. It has a wealth of shops, restaurants, cafes, sport, fitness, leisure and art facilities. There are a number of excellent schools at both primary and secondary level including three with an Ofsted Outstanding rating. Famous walks and landmarks including the mysterious White Horse Hill and the iconic Wittenham Clumps are also on your doorstep. The town is close to the A34 which leads to the beautiful, historic city of Oxford and in turn the M40 to the North and Newbury and the M4 in the South. There is a mainline train station with direct services to London Paddington (approximately 40 minutes) as well as Reading and Oxford. Didcot is a great place to shop and socialise. This follows a 50 million pound investment in the Orchard Centre which is now home to popular brands such as Costa, Starbucks, Nandos, H&M, River Island, TK Maxx and M&S. The town centre also has a cinema, Sainsbury's and purpose-built arts and entertainment centre which hosts a range of shows, exhibitions and dance classes. Great Western Park is one of the newest housing developments in Didcot. It has a brilliant range of facilities including a Primary and Secondary school, supermarket, Costa, pub / restaurant and impressive sports and recreation area called Boundary Park. It's very close to the A34 and there is also a shuttle bus service to Didcot train station and the town centre.



### ACCOMMODATION

The accommodation comprises of a tiled entrance hall, cloakroom and kitchen with white goods included. Rear aspect sitting room. Upstairs comprises of two double bedrooms (main with en-suite), one smaller bedroom and a separate family bathroom. Please note: The loft is excluded.

### OUTSIDE SPACE

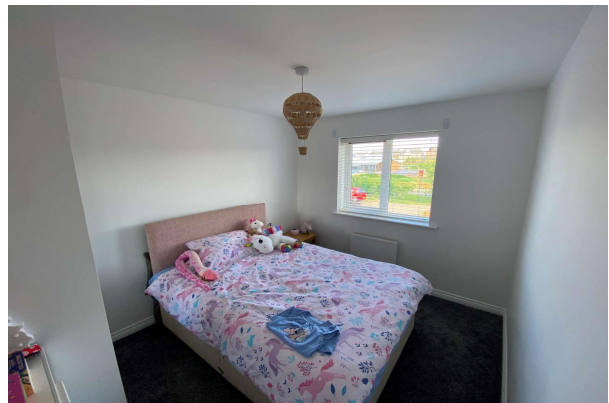
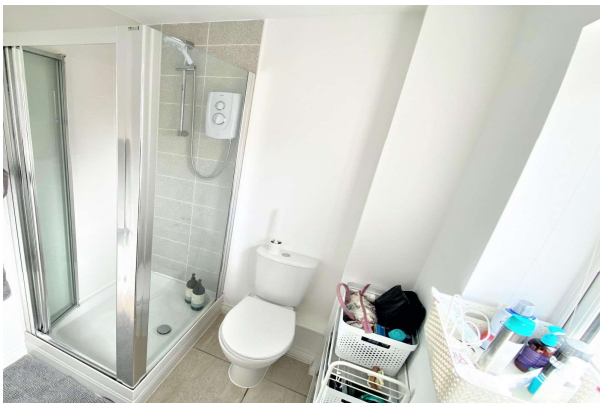
Garage and driveway parking to the side of the property. To the rear is a fully enclosed garden.

### LOCAL AUTHORITY and SERVICES

Vale of The White Horse. Mains Water, Electric and Gas. Council Tax Band D. EPC Rating B.

### IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

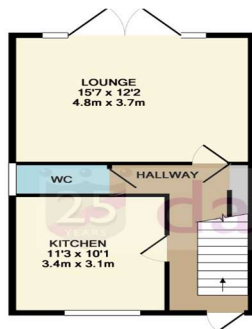


## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

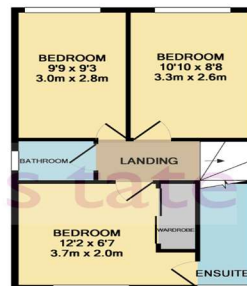
## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



GROUND FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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