



Salcombe House
Didcot Road | Harwell | Didcot | Oxfordshire | OX11 6DH

FINE & COUNTRY

SALCOMBE HOUSE

A wonderful 3400 sq ft seven bedroom, four bathroom family home, with a heated indoor swimming pool, home gym, games room and so much more. This property is incredibly versatile with plenty of space, both internally and externally, bedrooms and bathrooms at ground level and also on the first floor. Externally the property has a sense of seclusion with a private electric gated driveway for eight cars and a double garage, as well as beautifully landscaped gardens perfect for little ones to explore.



A beautiful home located in Harwell village, just 1.8 miles from Didcot Parkway. This home has everything you could wish for, your very own private oasis. You can exercise in the home gym, swim in the heated indoor swimming pool, work from home in the study and play pool or darts in your very own games room! On top of that you'll receive a payment of what has been on average £680 a year from the solar panels installed in the home in 2015.

GROUND FLOOR

The entrance hall leads to all ground floor accommodation, including a recently renovated contemporary kitchen fitted with a range of wall and base units, breakfast bar and space for an American style fridge/freezer. A favourite room with the current owners is the separate snug with log burning fire which has been fantastic over the winter period. Continuing through the ground floor you will find three spacious bedrooms, one of which is currently being used as the all-important study. Another fantastic room on this floor is the home gym with extremely large modern shower room opposite. Towards the rear of the property is the extremely impressive 25ft triple aspect reception room, which has a sitting area, dining area and two sets of double doors leading to the gas heated swimming pool and also out to the beautifully landscaped garden with a huge patio area, perfect for entertaining.



FIRST FLOOR

Stairs rise to the first floor of this large family home, where there are four further bedrooms, the principal bedroom being of a very generous size, having a stunning en-suite with walk-in dressing room and doors to a Juliette balcony. There is also a very generous second bedroom with its own en-suite, perfect for guests, and a family bathroom to serve the remaining two bedrooms on this floor.







SELLER INSIGHT

“It was the feeling of space and the possibilities it offered for family life and entertaining which first attracted us to the property,” say the current owners of this modern detached Oxfordshire home. “We loved the generous proportions of the house and of course the swimming pool, especially with having two young teenage girls who loved having their friends round, and our own penchant for parties.”

Since moving in, the owners have made various improvements to the property. “We have decorated throughout and had new carpets fitted throughout the downstairs living accommodation,” they say, “as well as renovating the four bathrooms and installing a sociable and stylish new kitchen. Further additions have included a new composite front door, a log burning stove in the snug, solar panels, and an electric car charger, making this both a comfortable and contemporary home.”

As the owners had hoped when they first visited the property, Salcombe House and its generous gardens have fulfilled their promise of being perfect for everyday life and entertaining alike. “The spacious lounge leads to both the garden and the swimming pool,” they say, “which has made it an ideal entertaining area. The sunny rear garden is mainly laid to lawn with a seating area next to the house and pool, so adults can sit and chat while the children play in the pool. To the front of the house, the bricked driveway has a double garage and parking for up to 8 cars, which is ideal when family and friends come to visit.”

The location of the property has much to offer, too. “Less than 10 minutes’ walk away is Didcot Girls’ School, which is rated Outstanding by Ofsted,” say the owners, “with the Boys’ school around a 20 minute walk away. There are also four pubs within walking distance, and the town has several new shops and many wonderful independent restaurants which also currently offer takeout or delivery. Didcot Parkway station is about 25 minutes’ distance by foot, while the bus stop outside our gate benefits from regular services into town and to the station.”

“We will miss the sheer space in the house itself, as well as the gated security to which we have become accustomed during our time here.”

“The property is ideally located for local amenities such as shops and the train station, the latter allowing an easy journey to London for work and weekend outings.”

“We had one of the downstairs rooms converted into a gym when we moved here, and this has proven to be such an advantage during lockdown, when it has been used nearly every day.”

“We have hosted annual Christmas parties here with 40-50 friends and it still doesn’t feel crowded – the sociability of the space has been one of the best things about moving here. In summer, we love inviting friends and family for barbecues, the garden being a lovely place to relax and play without being overlooked. Our teenage daughters have also loved hosting parties in the games room above the garage.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















OUTSIDE

The gardens sit at just under a third of an acre and at the front of this wonderful family home there's almost 90 ft of space on the private gated driveway for several cars, a double garage which has a useful electric car charger and the hidden gem is the games room, fully equipped with pool table and darts board. The charming rear garden is mainly laid to lawn with a seating area next to the house and pool, so adults can sit and chat while the children play in the pool.







LOCAL AREA

The location of the property has much to offer. Less than ten minutes' walk away is Didcot Girls' School, which is rated Outstanding by Ofsted, with the Boys School around a twenty minute walk away. There are also four great pubs within walking distance, and the town has several new shops and many wonderful independent restaurants.

Easy access to Oxford and Didcot stations offering fast and frequent trains to Paddington and Marylebone stations. The A34 is close which gives easy connectivity to M4 and M40 with four international airports, Heathrow, Birmingham, Luton, and Southampton all just over an hour from the home.

Local Schools

Didcot Girls School	1.0 miles
St Birinus School	1.4 miles
Abingdon School	7.8 miles
Our Lady's Abingdon School	8.2 miles
Cokethorpe School	19 miles
UTC Oxfordshire	0.2 miles

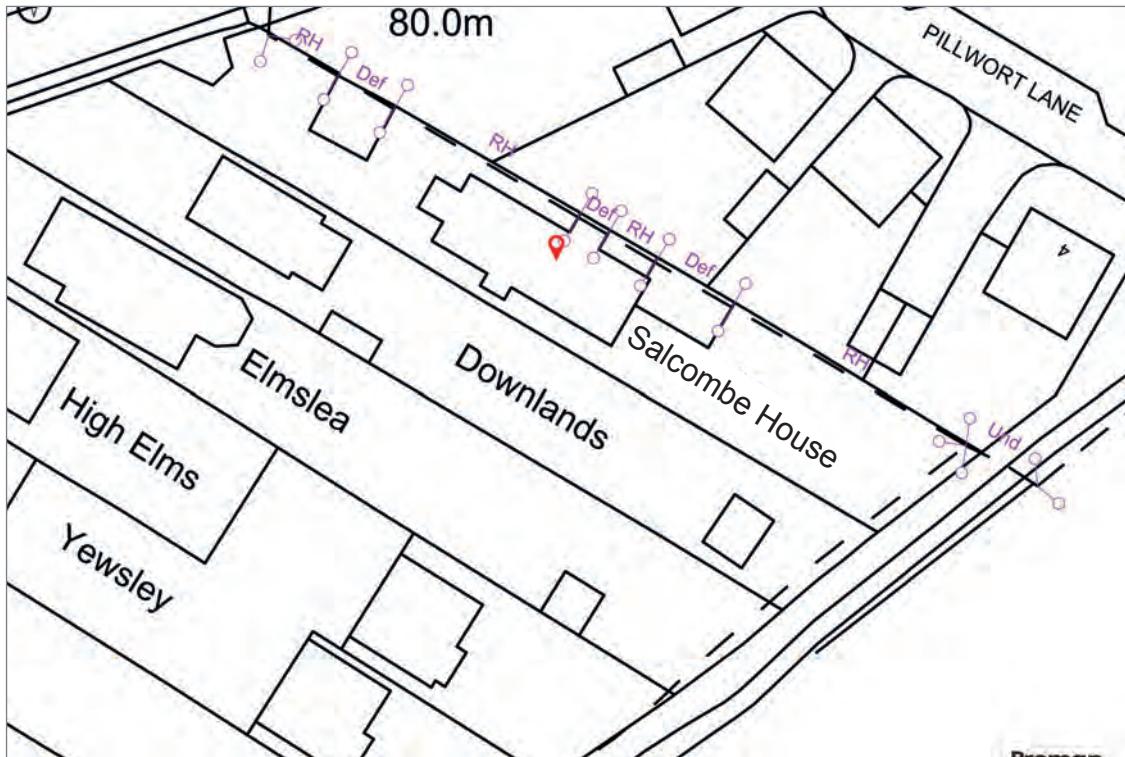
Train Stations

Dicot Parkway	1.8 miles
Oxford Station	16 miles



LOCATION





INFORMATION

Services

Mains water, gas and electricity.

The property is fitted with an externally mounted electric car charger with a type-2 tethered connector, and south west facing PV solar panels.

Some other points to note from the seller with regards to the PV solar panels and heated swimming pool are:

Since fitting the solar panels (summer 2015) the panels have provided an average annual 'payment' of £681 from the Government's Feed In Tariff, as well as reducing electricity grid dependency during daylight hours.

The house is also fitted with a 'Solar iBoost' which takes surplus electricity and instead of redirecting back to the national grid, it activates the immersion heater in the hot water tank. This has provided nearly 3000 kWh of free energy instead of using the traditional gas fired boiler. The current owner's understanding is that this agreed FIT is attached to the house, not the owner, so is transferred to the new owner, however this should be ratified with OFGEM or EDF who currently pay the FIT to the current occupant.

The swimming pool has a separate gas boiler in the boiler room and a pump with mechanical timer activation switch. Extractor fan with heat return action. Dehumidifier and heating unit (attached to gas boiler).

Tenure
Freehold

Local Authority
Vale of White Horse District Council

Viewing Arrangements
Strictly via the vendors sole agents
Fine & Country on 01865 953244 /
07369 211 735

Website
For more information visit www.fineandcountry.com/uk/oxford

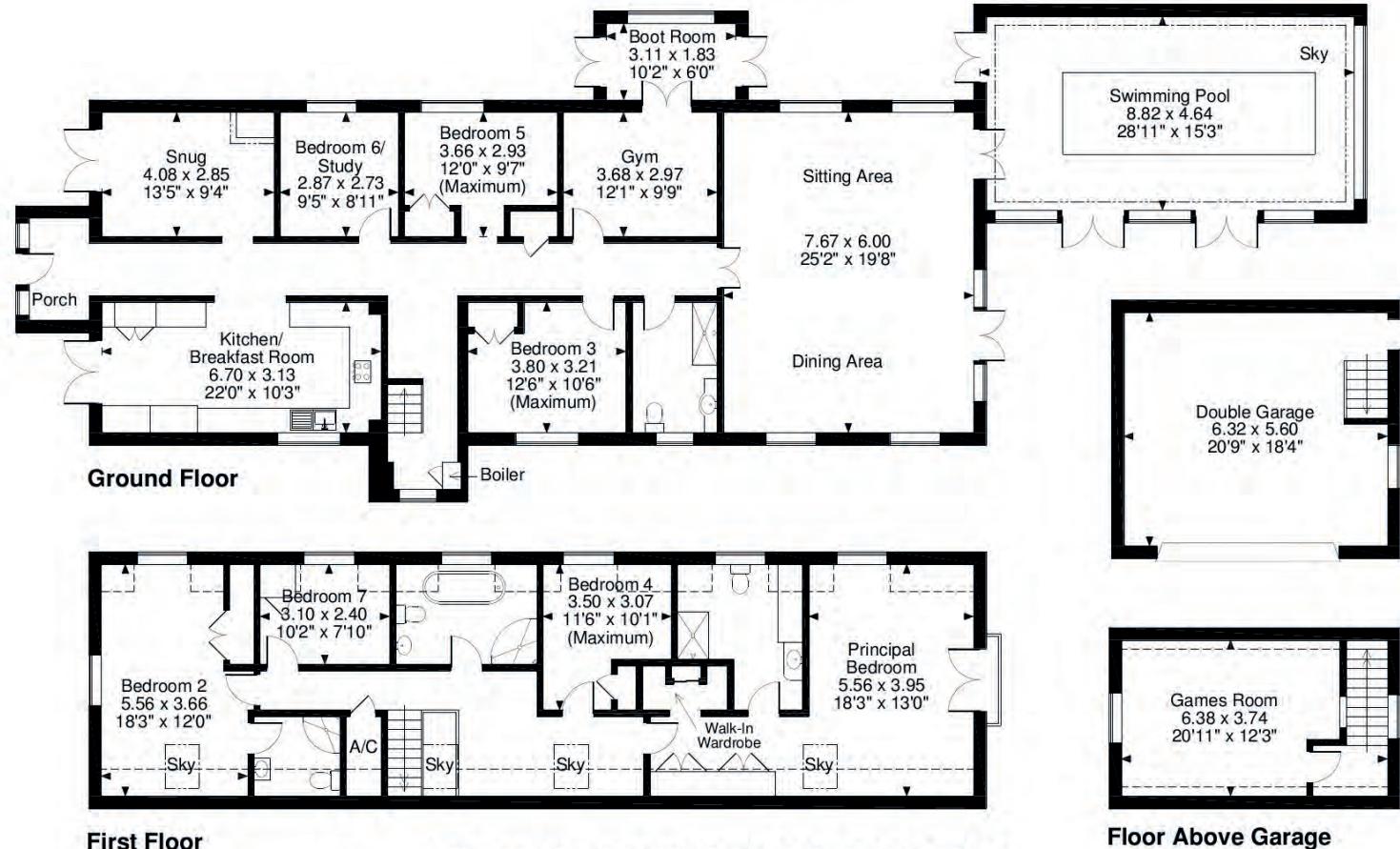
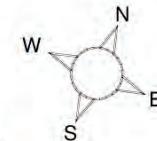
Opening Hours:

Monday to Friday
9.00 am - 5.30 pm

Saturday
9.00 am - 4.30 pm

Sunday
Appointments by arrangement

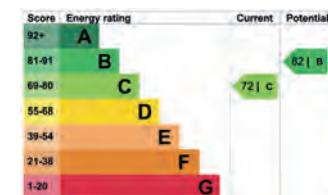
Salcombe House, Didcot Road, Harwell, Didcot
Approximate Gross Internal Area
Main House = 3333 Sq Ft/310 Sq M
Garage = 598 Sq Ft/56 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8453679/DGO





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



DAMION MERRY

PARTNER AGENT

follow Fine & Country Oxford on



Fine & Country
Prama House, 267 Banbury Road, Summertown, Oxford OX2 7HT
Tel: 07369 211 735 | damion.merry@fineandcountry.com

