



Main Street, West Hagbourne, OX11 0ND

£785,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming and beautifully appointed 17th century cottage listed Grade II set in a wonderful cottage garden of one third of an acre in the heart of the pretty and popular village of West Hagbourne.

Fastidiously maintained by the present owners, Blissetts blends all the original character features of a classic timber framed period cottage with high style contemporary finishes including a bespoke hand finished kitchen with integrated Miele appliances and an equally stylish bathroom and cloakroom/utility room.

A separate studio was added complimenting the original cottage, including a thatched roof, approximately 20 years ago, a perfect home office that could equally be adapted to offer annex/guest accommodation. In addition, a generous oak framed garage complete with electric up and over door and adjacent Loggia/carport were added some 10 years ago. Both the cottage and the studio have been completely rethatched with work being completed earlier this year.

The gardens are a particular feature of the property being professionally designed and landscaped with a host of specimen trees and plants, box hedging, including a classic knot garden, water garden and a variety of hard landscaped seating areas and a variety of individual outbuildings.





Key Features

- Beautifully appointed Grade II Listed 3 bedroom cottage
- Landscaped cottage garden of one third of an acre
- Cloakroom/utility
- Bespoke hand finished Kitchen with Miele integrated appliances
- Sitting room and dining room
- Separate studio, perfect home office/guest annex
- Oak framed garage and Loggia/carport



The Location

Blissetts lies within the village conservation area enjoying a corner position opposite the village pond. West Hagbourne is a pretty village with nursery and garage. The neighbouring village of East Hagbourne has a village primary school, community post office and shop and the shared parish church of St Andrews.

Didcot is just 2 1/2 miles distant and offers an extensive range of shopping and leisure facilities together with a fast rail connection to London Paddington from Didcot Parkway in approximately 40 minutes. West Hagbourne is well placed for easy access to the A34 approximately 3 miles away at Chilton interchange which connects with both the M4 and M40 motorways and provides fast access to Oxford and Newbury.

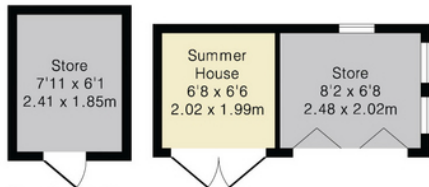
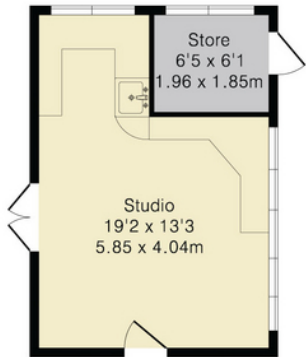


Thomas Merrifield and their clients give notice that:

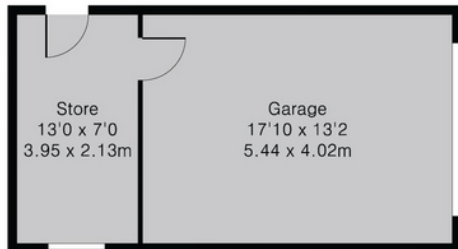
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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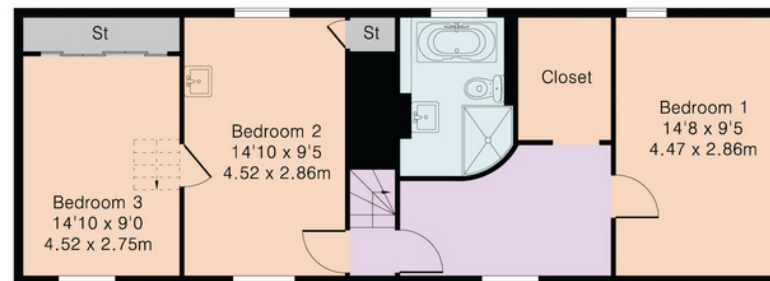
Approximate Gross Internal Area 2148 sq ft – 199 sq m
Ground Floor Area 767 sq ft – 71 sq m
First Floor Area 649 sq ft – 60 sq m
Garage Area 331 sq ft – 31 sq m
Outbuilding Area 401 sq ft – 37 sq m



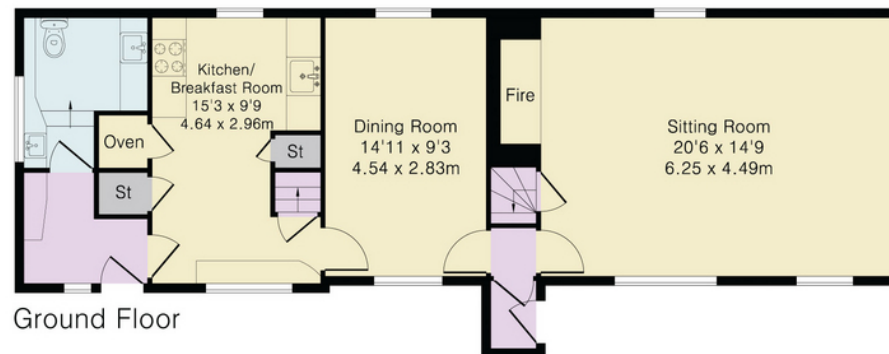
Outbuilding



Garage



First Floor



Ground Floor

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