



Blewbury Road, East Hagbourne, OX11 9LF

£1,350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial Grade II listed former farmhouse set in gardens and grounds approaching half an acre offering spacious characterful accommodation within the pretty and conveniently placed village of East Hagbourne. Dating in part from the mid 17th century with later 19th-century additions, Lower Manor Farmhouse has been in the same family ownership for over 30 years. The property offers versatile accommodation with three large reception rooms and six bedrooms on the first and second floors, in all approaching 3000 square-foot. In addition, there is a substantial double garage and a large workshop/store at the rear of the property. The gardens are a particular feature principally lying to the rear of the house enjoying a high degree of privacy and a southerly aspect. Period properties of this size and nature rarely come to the market and unusually for a house of this type ceiling heights are generous and the layout of the accommodation is eminently practical with a large open plan kitchen and dining room complete with AGA. The present owners have used the main bedroom together with the adjoining bedroom and bathroom as a principal suite but the option to use all six bedrooms independently remains. It should be noted that house has recently been redecorated and partly re-carpeted and is being offered for sale chain free. East Hagbourne is a charming village with a lovely quintessentially English village feel with the Main Street lined with a host of period properties much featured in local artwork and photography. Typical village facilities include a thriving village pub, well-regarded primary school, garage and community Post Office.



Additional material information: Predicted broadband speed basic 13 MBPS, super fast 607 MBPS Mobile coverage good. The property was subject to some underpinning work over 25 years ago. On inspection of the official copy of register of title there are no restrictions or covenants registered.



Key Features

- Six double bedrooms
- Four well proportioned reception rooms
- Period features including two inglenook fireplaces, exposed timbers and original latch doors
- Generous ceiling heights
- Re-decorated and principally re-carpeted
- Double garage
- Private south facing gardens approaching half an acre
- Period timber workshop/store
- EPC Rating: E

The Location

Didcot is just 2.5 miles away and offers excellent and varied shopping and leisure facilities together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 minutes. Fast road connections via the A34 are either at Milton or Chilton interchanges which link with the M40 to the North (Bicester) and the M4 to the South (Chieveley). Local secondary schooling is at Didcot with single sex schools represented by Didcot Girls School and St Birinus School (boys) with a further co-educational school at Aureus Secondary School. A variety of independent schools are close by.

Approximate Gross Internal Area 3367 sq ft – 312 sq m
 Ground Floor Area 1336 sq ft – 124 sq m
 First Floor Area 1091 sq ft – 101 sq m
 Second Floor Area 433 sq ft – 40 sq m
 Garage Area 342 sq ft – 32 sq m
 Outbuilding Area 165 sq ft – 15 sq m



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