



Little Langlands, East Hagbourne, OX11 9TA
£719,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A rarely available, one of a kind, detached bungalow built in the late 1990's as part of a development of just five individual homes on the edge of East Hagbourne, offering well appointed and spacious accommodation together with a double garage, all set in a generous garden plot.

This well proportioned bungalow features a generous sitting room with open fireplace opening to a large conservatory, a separate dining room (or fourth bedroom if preferred), a good size kitchen breakfast room, separate utility room, three double bedrooms, family bathroom and an en-suite shower room to the master bedroom. The gardens are a particular feature being well stocked and private with a sunny south and west aspect .

Little Langlands is a private road off New Road East Hagbourne comprising of just five properties. The village is renowned locally for its delightful historic main street lined with quintessential period houses and cottages, East Hagbourne offers local facilities including a primary school and nursery, community post office, garage and thriving pub. Central Didcot lies within 1.5 miles of little Langlands and offers an excellent selection of shops, restaurants and leisure facilities together with a fast rail connection to London from Didcot Parkway.





Key Features

- Two reception rooms
- Conservatory
- Utility room
- Well fitted kitchen breakfast room
- Gas central heating
- Double glazed windows
- Generous south and west facing private gardens
- Double garage
- EPC Rating: D



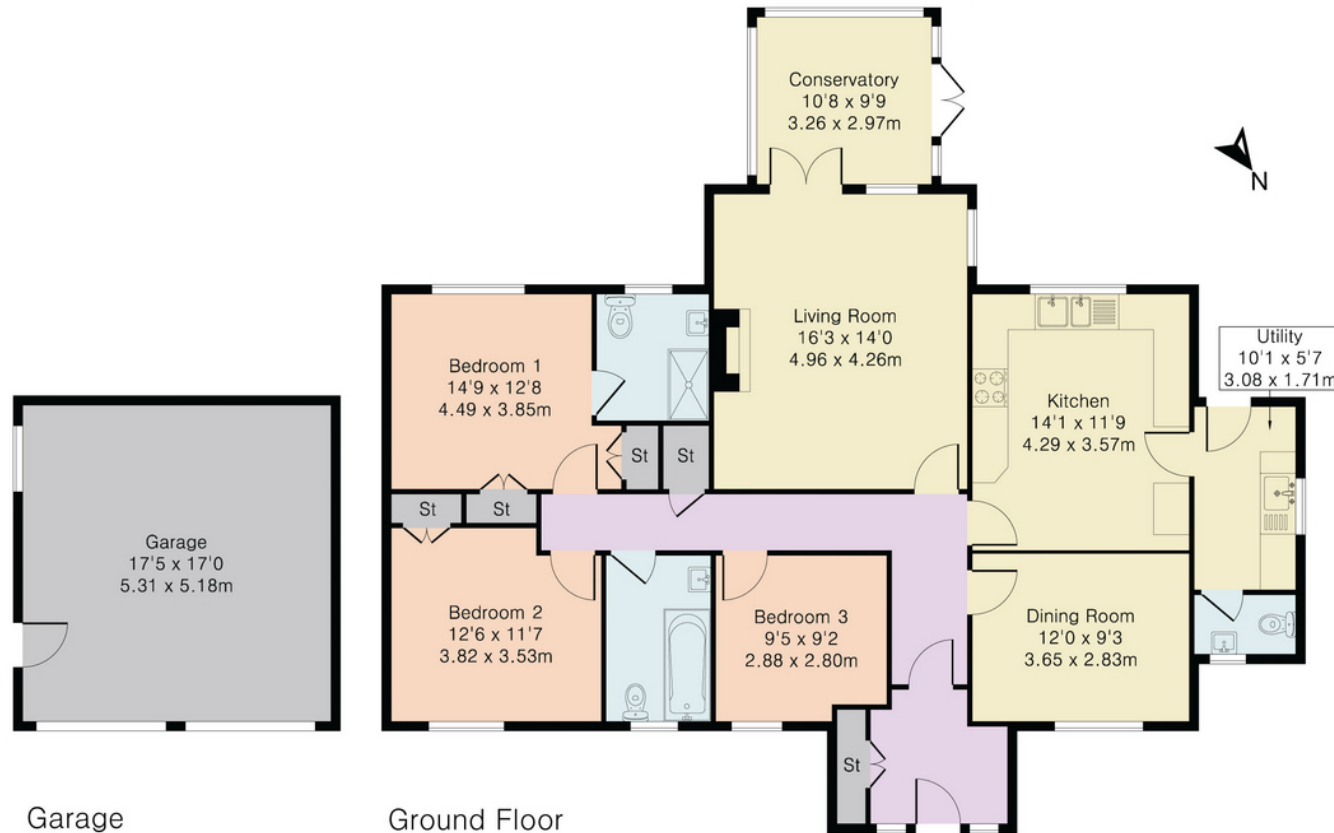
The Location

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 including Moultsford Prep School and Cranford House School at Moultsford, Abingdon School, St Helens and St Catherines and Our Lady's at Abingdon and a variety of further options in Oxford.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to Ultrafast broadband is available at this postcode. Ofcom checker indicates a fair mobile availability and mobile data is available with all major providers at this postcode with the exception of three. The government portal generally highlights this as an low risk postcode for flooding.



Approximate Gross Internal Area 1637 sq ft – 153 sq m
Ground Floor Area 1341 sq ft – 125 sq m
Garage Area 296 sq ft – 28 sq m



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