



Main Road, East Hagbourne, OX11 9LN

£775,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A unique period property offering over 2600 square-foot of character accommodation arranged over three floors in a lovely location in the heart of this historic village.

Dating from the early 19th century and featuring high ceilings and sash windows, The Old Post Office became a private residence in 1997. The accommodation layout is particularly versatile with the original double fronted shop becoming an impressive 30' kitchen/family room. This opens into a vaulted sitting room with French doors opening to the garden. There is also a large study, which could equally be used as a family room or ground floor bedroom with adjoining large bathroom. The ground floor is completed with a useful laundry room and cloakroom. On the first floor there are three bedrooms, the largest of which is particularly impressive and could easily be divided into two bedrooms, if desired and a shower room. A further bedroom and gallery space will be found on the second floor.

The property fronts the pretty Main Street of the village, whilst at the rear there is a fully enclosed garden and a bothy/storeroom with carport at ground level and a room above with restricted headroom. The private driveway and carport are approached from the neighbouring driveway of number 24 Main Road.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to superfast 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 possible exception of three. The government portal generally highlights this as an low risk postcode for flooding.





Key Features

- Four/five bedrooms
- Vaulted sitting room
- Utility Room
- Gas central heating
- Private gardens and a two-storey bothy with carport
- Over 2,600 sq ft accommodation
- Impressive 30' Kitchen/family room
- Bathroom and Shower Room
- EPC Rating: D



The Location

East Hagbourne has one of the prettiest main streets in South Oxfordshire lined with an impressive array of period houses and cottages from the Tudor period across the centuries to the Victorian age and beyond. The village has a thriving and vibrant community and a range of facilities including a highly regarded village Primary School & Pre-school and busy local pub and garage.

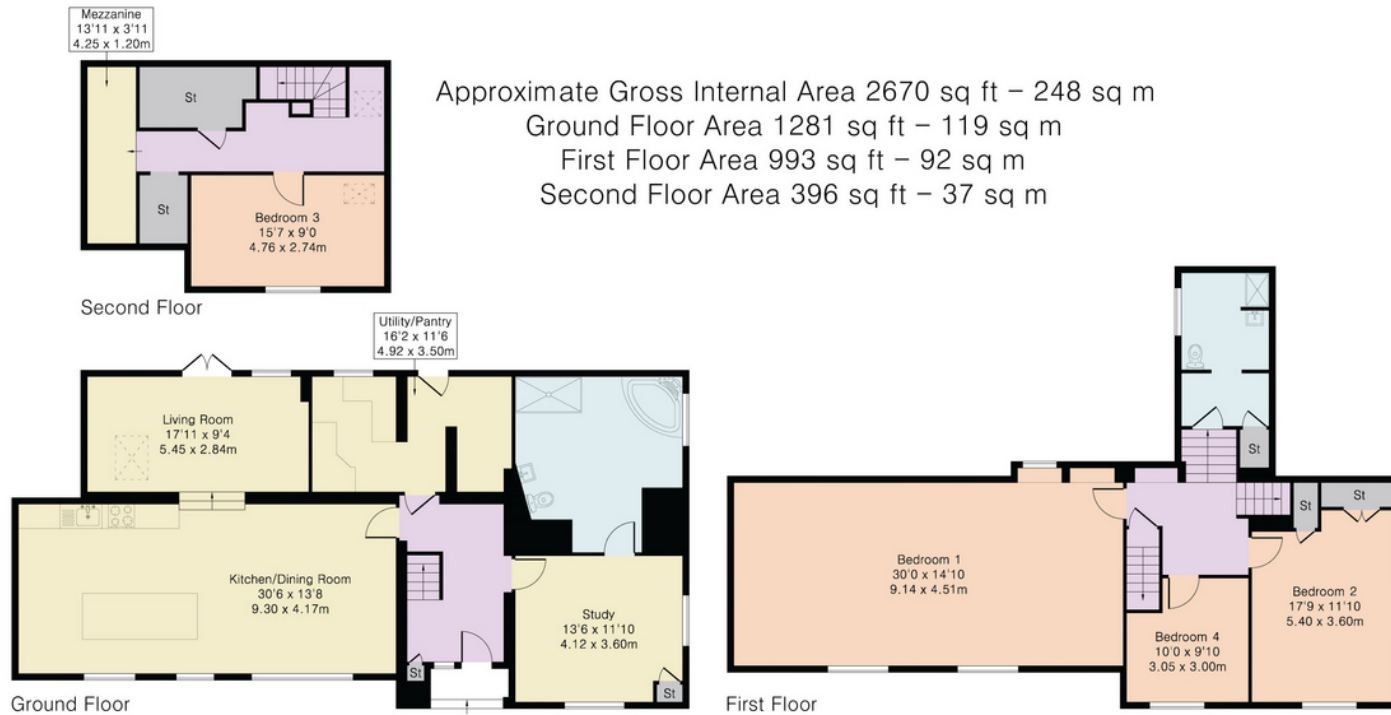
Didcot is just 2.5 miles away and offers excellent and varied shopping and leisure facilities together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 minutes. Fast road connections via the A34 are either at Milton or Chilton interchanges which link with the 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.



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