



New Road, East Hagbourne, OX11 9LB  
£610,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A unique opportunity to purchase a well proportioned three bedroom detached bungalow set in a large plot of just under quarter of an acre together with a double garage. The bungalow is set towards the far end of the garden allowing ample space for an additional property to be built at the front of the site utilising an existing driveway access from New Road.

Planning consent was granted for the replacement of the existing bungalow with a detached house with a further additional property of the same design to the front of the site in 2017. This has since expired however a new planning application is being submitted to add just one property to the front of the site retaining the existing bungalow.

The bungalow is in need of updating but nonetheless offers good size 3 bedroom layout with gas central heating and UPVC double glazed windows. There is a substantial double garage that lies behind the bungalow with an additional driveway access from Great Mead. The property enjoys a corner position fronting New Road with Great Mead running along the south side of the bungalow. The property overlooks the village recreation ground to the rear.





## Key Features

- Detached bungalow with potential building plot
- Three bedrooms
- Double glazed UPVC windows
- Gas central heating
- Mature quarter acre plot
- Driveway access points to both the front and side of the property
- Double garage



## The Location

Some material information to note: Gas central heating. Mains water, electricity and drainage. 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 a low risk postcode for flooding.

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.



Approximate Gross Internal Area  
 Ground Floor = 95.4 sq m / 1,027 sq ft  
 Lean To & WC = 13.8 sq m / 148 sq ft  
 Double Garage = 30.2 sq m / 325 sq ft  
 Total = 139.4 sq m / 1,500 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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