



15 Blewbury Road, East Hagbourne, OX11 9LE

Offers In The Region Of £700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Renovated to a high specification throughout is this three bedroom detached family house adjoining open paddocks, situated in the desirable village of East Hagbourne

Having been extensively renovated throughout within the last seven years Marivale boasts an array of features including underfloor heating throughout the majority of the ground floor accommodation, an en suite shower room to the principal bedroom, a large landscaped rear garden, adjoining open paddocks and ample off-street parking to the front of the property for a number of vehicles.

The ground floor accommodation comprises of a light and airy entrance hall, cloakroom, a spacious family sitting room with fitted log burner, a large kitchen/dining room spanning the entire width of the property with door leading out onto the rear garden and a separate utility room.

On the first floor are three double bedrooms, with the largest bedroom being accompanied by an en-suite shower room and fitted wardrobes and a family bathroom accessed via the landing.

To fully appreciate the attention to detail and high specification fittings, viewings are highly recommended.





## Key Features

- High spec Howdens kitchen with stone work tops, double oven and proofing drawers
- Neff kitchen appliances
- Fitted log burner to family sitting room
- Principal bedroom with en-suite
- Electric underfloor heating to the majority of the ground floor
- Gas central heating and UPVC double glazing
- Council Tax Band: E



## 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 an low risk postcode for flooding. Being a pre-1999 build, some low levels of asbestos may be present though considered safe if left undisturbed. For further information relating to the register of title, please contact the agent.

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.



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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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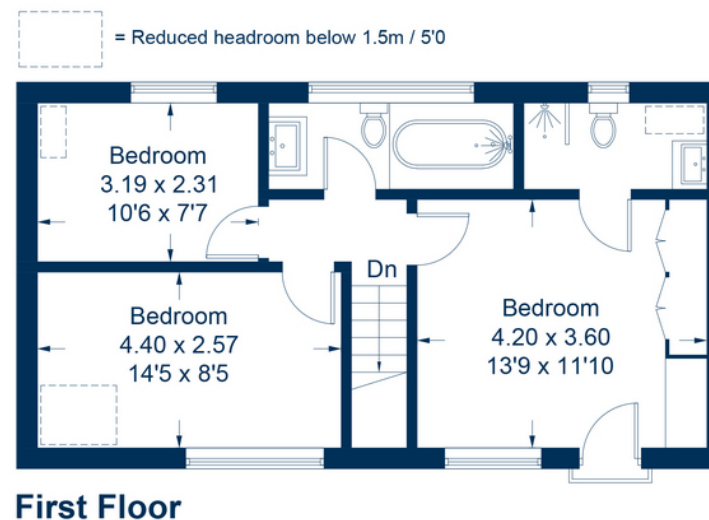
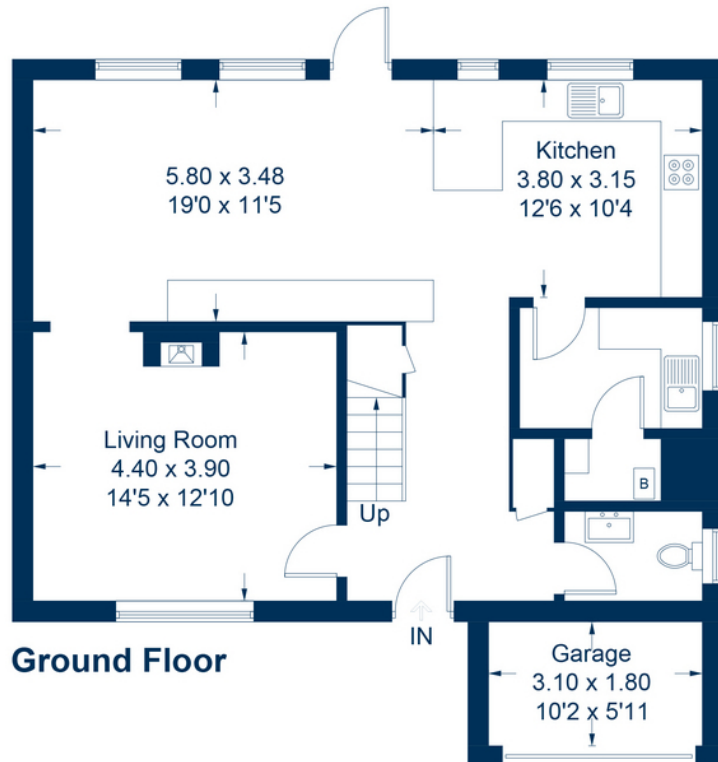
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Approximate Gross Internal Area  
Ground Floor = 73.5 sq m / 791 sq ft  
First Floor = 48.6 sq m / 523 sq ft  
Garage = 5.6 sq m / 60 sq ft  
Total = 127.7 sq m / 1,374 sq ft



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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