



York Road, West Hagbourne, OX11 0NH
£975,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented, individual property offering stylish family living with a spacious open-plan interior extending to nearly 2,400 sqft of accommodation, set in a quiet non-estate location within this pretty South Oxfordshire village.

Silva Felix was the subject of a complete refurbishment, extension and reconfiguration approximately seven years ago, essentially renewing every aspect of the property to an "as new" finish. This has created a contemporary house of real character with many unique features offering well balanced, family sized accommodation with four well proportioned bedrooms (three en-suite's) including a generous ground floor bedroom suite. There is a large open plan kitchen dining space, the central hub of the house, an impressive vaulted living room, separate study and a particularly large dining room.

Outside, there is a private south-facing garden with a large barn-style workshop, complete with light, power, and a mezzanine floor. At the front of the property, a walled entrance opens onto a generous block-paved driveway, flanked by lawns on either side.



York Road is a quiet lane off the main street of West Hagbourne. This pretty village features a quintessential village pond and a cluster of thatched cottages. It is closely linked with the neighbouring village of East Hagbourne, with which it shares a village primary school, a community post office and shop, and the parish church of St Andrew's.



Key Features

- 4 bedrooms (3 en-suite)
- Open plan living, kitchen and dining space
- Vaulted sitting room with feature open fireplace
- Oil central heating (underfloor downstairs)
- UPVC double glazed windows
- Separate study
- Private south facing gardens
- Large block paved driveway
- 2 storey barn style workshop
- Council Tax E



The Location

Didcot is just 2½ miles away and offers an extensive range of shopping and leisure facilities, along with a fast rail connection to London Paddington from Didcot Parkway in approximately 40 minutes. West Hagbourne is well placed for easy access to the A34—approximately 3 miles away at the Chilton Interchange—which connects with both the M4 and M40 motorways and provides fast routes to Oxford and Newbury.

Some material information to note:

This property has oil Central heating.

The property is of rendered brick. This property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast Broadband are available at this property (checker.ofcom.org.uk) Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a very low risk/unlikely address for flooding. If you require further information regarding covenants, boundaries, restrictions and charges these can be provided upon request.



**Approximate Gross Internal Area 2362 sq ft - 219 sq m
(Excluding Outbuilding)**

Ground Floor Area 1564 sq ft - 145 sq m

First Floor Area 798 sq ft - 74 sq m

Outbuilding Ground Floor Area 243 sq ft - 23 sq m

Outbuilding First Floor Area 243 sq ft - 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

