



Main Road, East Hagbourne, OX11 9LN

Offers Over £575,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A charming Grade II listed, two-bedroom semi-detached cottage situated in the sought-after village of East Hagbourne. Rich in period character, this delightful home showcases exposed timber beams, an original open fireplace, and a traditional AGA, creating a warm and inviting atmosphere throughout.

The property opens into a comfortable and cosy living room with a log burner. To the rear is a kitchen/diner with a traditional-style kitchen and modern features, including an AGA. The adjoining dining area is light and airy, with double doors leading out to the garden.

To the rear, the property benefits from a large garden of over 80 feet. A well-established garden featuring herbaceous borders, maintained by a professional gardener for the past three years, and incorporating a substantial summer house with potential for conversion, subject to the necessary planning permissions.

On the first floor, there is a generous double bedroom and a modern bathroom. The second floor provides a further double bedroom, making excellent use of the cottage's characterful space.





Key Features

- Located within the popular village of East Hagbourne.
- Charming Grade 2 listed cottage.
- Open plan kitchen / dining area.
- Two double bedrooms.
- Large rear garden spanning over 80 feet.
- EPC Rating D
- Council Tax E





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.

Tenure- Freehold

Mains services- Connected to mains gas, electricity water & drainage

Flood risk - Very low flood risk according to GOV.UK flood risk.

Broadband - according to Ofcom, Superfast Broadband is available at this property (checker.ofcom.org.uk)

Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers.

Asbestos – including pre-1999 Artex and vinyl floor tiles.

The property is within Conservation area.



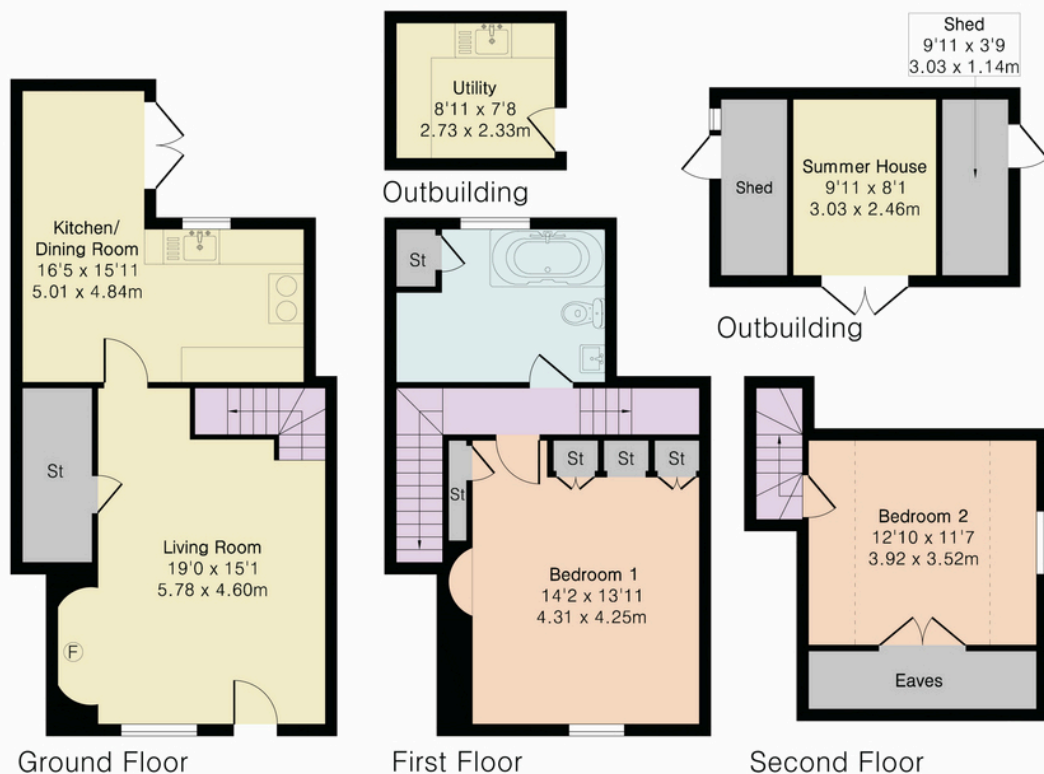
**Approximate Gross Internal Area 1074 sq ft - 100 sq m
(Excluding Outbuilding)**

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 403 sq ft – 37 sq m

Second Floor Area 169 sq ft – 16 sq m

Outbuilding Area 230 sq ft – 21 sq m



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