



Main Road, East Hagbourne, OX11 9LN

Offers Over £575,000 Freehold

THOMAS
MERRIFIELD
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.

Thomas Merrifield and their clients give notice that:

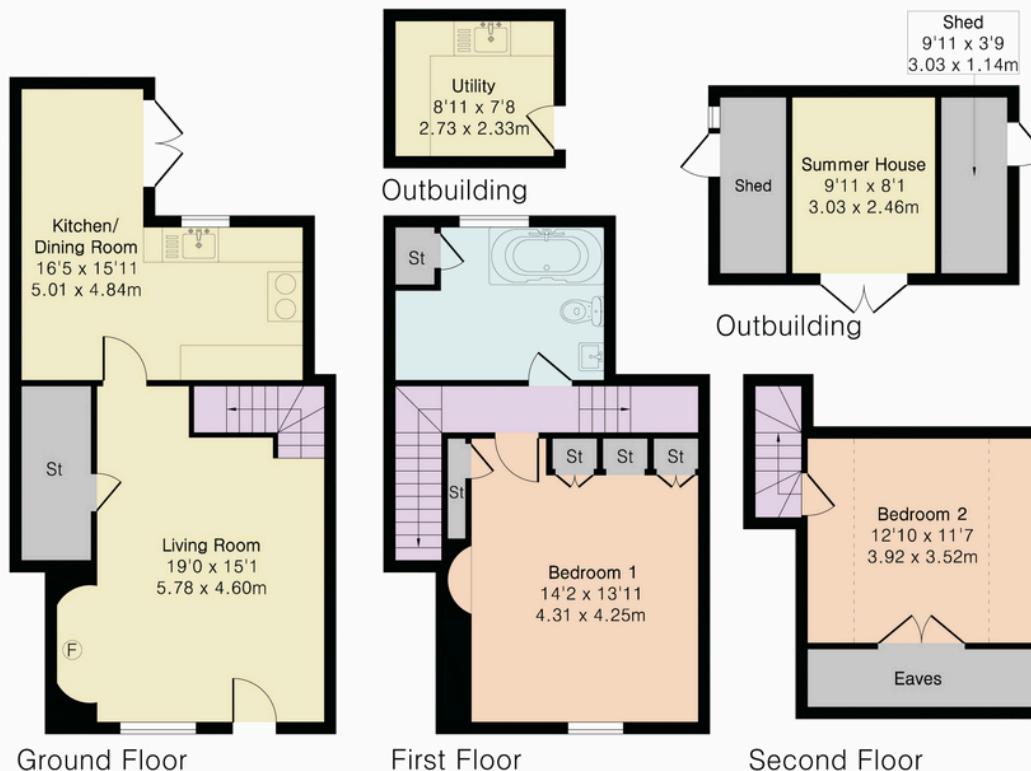
Approximate Gross Internal Area 1074 sq ft - 100 sq m (Excluding Outbuilding)

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



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.



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

