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# Blewbury Road, East Hagbourne

A beautiful example of countryside living, this immaculately presented three-bedroom detached bungalow enjoys far reaching countryside views and is offered with the advantage of no onward chain. Boasting a generous footprint of over 1,100 sq. ft., this residence is situated in a desirable non-estate village location. Upon entering, a warm welcome awaits in the hallway adorned with oak internal doors to all ground floor rooms. The comfortable rear-facing living room offers exposed wooden floorboards, cast iron log-burning stove, portrait radiator, and bi-folding doors leading to the secluded garden. The well-appointed kitchen features integrated appliances, sleek high-gloss cabinets, a central island, and an adjoining utility room for added convenience. Adding to the allure of this property is a delightful part brick conservatory currently serving as a versatile dining space. The ground floor hosts two thoughtfully designed and versatile bedrooms, complemented by a modern shower room. Upstairs, the main bedroom awaits, complete with a walk-in wardrobe for ample storage and an en-suite bathroom, ensuring privacy and comfort.

Outside, the mature rear garden provides a tranquil escape, featuring lush green lawns, covered decked seating areas, a summer house with power, a practical timber shed, and a variety of vibrant plantings.



## Discover the Heart of Your Future Home

- A beautifully presented three-bedroom detached bungalow enjoying far-reaching countryside views, being sold with no onward chain.
- Offering over 1,100 sq. ft. of well-maintained, contemporary accommodation in a sought-after, non-estate village setting.
- Stylish kitchen fitted with a comprehensive range of integrated appliances, sleek high-gloss soft-close cabinets, a central island, and adjoining utility room.
- Bright and comfortable rear-facing living room featuring exposed wooden floorboards, a cosy cast iron log-burning stove, a portrait radiator, and aluminium bi-folding doors opening onto the secluded garden.

|   |                                                                                     |            |                  |          |
|---|-------------------------------------------------------------------------------------|------------|------------------|----------|
| 3 |  | Bedrooms   | Council tax band | D        |
| 1 |  | Receptions | Tenure           | Freehold |
| 2 |  | Bathrooms  | EPC rating       | C        |



The comfortable rear-facing living room offers exposed wooden floorboards, cast iron log-burning stove, portrait radiator, and bi-folding doors.



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## East Hagbourne.

Nestled within the sought-after East Hagbourne Primary catchment area and in close proximity to Didcot's amenities, including the mainline train station and Orchard shopping centre, this property offers an enviable combination of rural charm and modern convenience for discerning buyers seeking a retreat that feels like home. East Hagbourne is a picturesque and highly sought-after village that perfectly blends rural charm with modern convenience. Characterised by its thatched cottages, winding lanes, and beautiful period homes, the village offers an idyllic countryside setting while remaining exceptionally well connected.





## Location, Location, Location

At the heart of the community lies a traditional village pub, a well-regarded primary school, and a charming parish church, all contributing to the village's warm and welcoming atmosphere. The local village hall and community groups host a variety of events throughout the year, fostering a strong sense of belonging and neighbourly spirit. Surrounded by rolling countryside and scenic footpaths, East Hagbourne is ideal for walking, cycling, and outdoor pursuits. Despite its tranquil feel, the village enjoys superb transport links — the nearby market town of Didcot (just over a mile away) offers a wide range of amenities,

## Viewing Arrangements

Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406.





## Blewbury Road, OX11

Approximate Gross Internal Area = 115.20 sq m / 1240 sq ft

Shed = 13.10 sq m / 141 sq ft

Summer House = 14.40 sq m / 155 sq ft

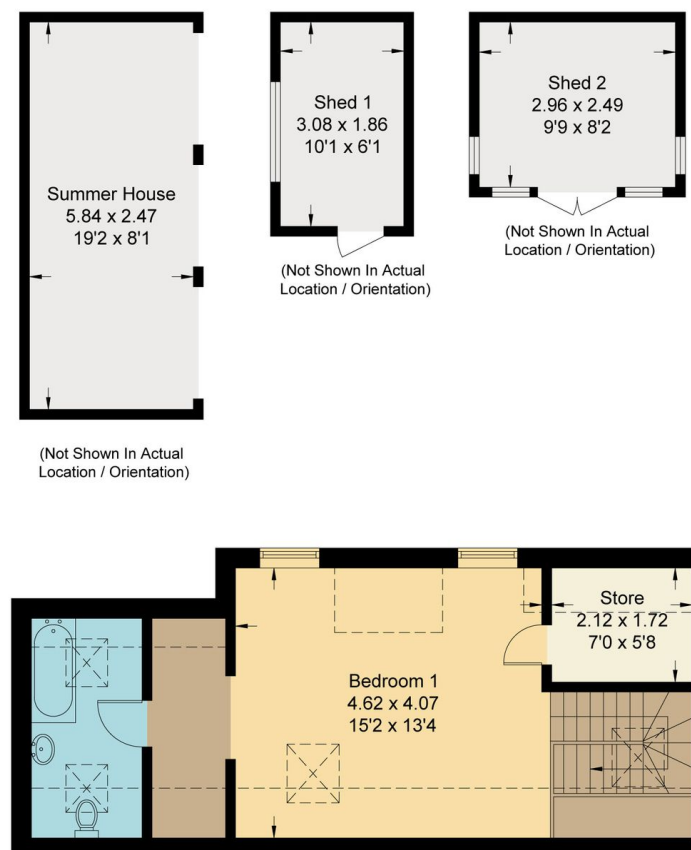
Total = 142.70 sq m / 1536 sq ft

For identification only - Not to scale

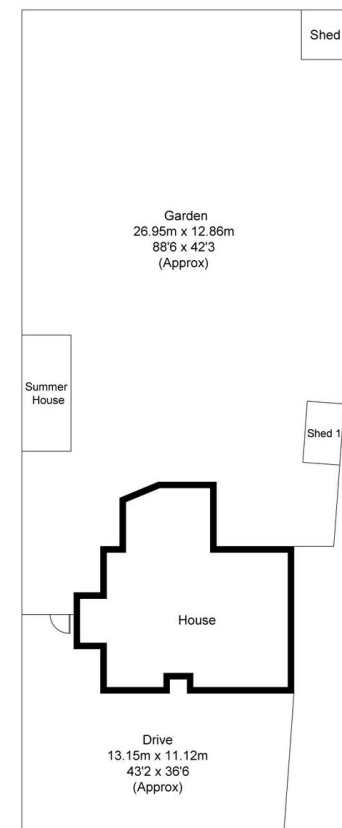
= Restricted Head Height



**Ground Floor**



**First Floor**



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