



The Croft, East Hagbourne, OX11 9LS
£740,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A unique detached property offering traditional character charm blended with contemporary accents in equal measure to offer versatile family accommodation situated in a quiet lane in the heart of this picturesque South Oxfordshire Village.

Boot cottage has origins dating back to the 17th century and beyond yet unusually is not a listed building, enabling past and present owners to extend and alter the property over the years to offer practical and adaptable accommodation with four first floor bedrooms and four reception rooms.

The cottage has been extended in such a way as to facilitate a bedroom, living room and shower room to be used as an independent annexe, if desired.

The latest and most notable improvement is a complete replacement of the thatched roof completed in the early part of 2026.





Key Features

- Three reception rooms
- Two bathrooms and a separate shower room
- Split level sitting room with open fireplace
- Stylish contemporary kitchen/breakfast room
- Private mature gardens
- Garage and driveway
- Gas central heating
- Double glazed timber windows
- Council Tax Band: E
- EPC Rating: D



The Location

East Hagbourne is a particularly pretty village much favoured by local artists and photographers. The Croft is a quiet lane tucked away behind the main Street of the village ideally placed for village amenities including a thriving pub, community shop/post office, church and highly regarded primary school. Didcot (2 miles) offers a range of shopping and leisure facilities and a fast rail service from Didcot Parkway to London Paddington (40 minutes). Oxford 14 miles, Reading 16 miles.

Material information to note.

Tenure- Freehold

The property is connected to main gas, electricity water & drainage. According to GOV.UK the property offers a very low flood risk. According to Ofcom, Superfast and Ultrafast Broadband is available at this property (checker.ofcom.org.uk) According to Ofcom, there is good coverage on a range of phone providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



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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.

**Approximate Gross Internal Area 1825 sq ft - 170 sq m
(Excluding Garage)**

Ground Floor Area 1083 sq ft - 101 sq m

First Floor Area 742 sq ft - 69 sq m

Garage Area 161 sq ft - 15 sq m



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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