



THOMAS
MERRIFIELD
SALES LETTINGS
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The Crescent, East Hagbourne, OX11 9JY
Offers In The Region Of £495,000 Freehold

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The Property

An extended four bedroom semi-detached house positioned in a quiet cul-de-sac within the desirable village of East Hagbourne – EPC RATING: B

Spanning almost 1400 sqft and having benefitted from a two-storey extension in 2006, this family home offers expansive and versatile ground floor accommodation, as well as a suitable proportion of bedroom sizes to the first floor.

The ground floor accommodation comprises of a kitchen/sitting room with UPVC French doors leading out to the rear garden, family living room with wood burning stove, dining room, entrance hall and utility room. On the first floor are four well-proportioned bedrooms, with three of these being double bedrooms, as well as a family bathroom with vaulted ceiling.

Externally, there is ample driveway parking to the front and side of the property for numerous vehicles, as well as the added benefit of an EV charger fitted to the front of the house.

A gated rear access, via the driveway, leads to a large mature garden, which offers a south facing orientation, garage, tree lined borders and a pergola covered seating area. Backing on to the St Birinus playing fields, it offers a quiet and private garden space, perfect for entertaining.

Further benefits to its sale include fitted solar panels with battery storage, air source heat pump system installed 6 years ago and significant improvements to its cavity wall and loft insulation.





Key Features

- Significant improvements to its Energy Efficiency with the added benefits of owned Solar Panels, Air Source Heating Pumps and Cavity Wall insulation
- Two storey extension to the rear added in 2006
- Large mature south facing gardens, adjoining playing fields
- All windows (excluding the extension) replaced in 2014
- Within walking distance of Didcot Parkway, which offers mainline services to London, Paddington in approximately 40 minutes
- EPC Rating: B
- Council Tax Band: C
- Garage/workshop



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.

Some material information to note: air source heat pump, Mains water, electricity and drainage – there is main gas connection to the property. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates a fair mobile availability and mobile data is available with all major providers at this postcode with the possible exception of three. The government portal generally highlights this as low risk postcode for flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. We have noted the presence of Artex but as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The cul-de-sac is a shared responsibility between South Oxfordshire Housing Association and the residents.



**Approximate Gross Internal Area 1322 sq ft - 123 sq m
(Excluding Garage)**

Ground Floor Area 718 sq ft – 67 sq m

First Floor Area 604 sq ft – 56 sq m

Garage Area 199 sq ft – 19 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.



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