



New Road, East Hagbourne, OX11 9JX
£595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An individual mature detached bungalow enjoying a large garden plot extending to 0.27 of an acre with views over open farmland to the rear, set back from New Road with a long gravelled driveway in the popular and pretty village of East Hagbourne.

Dating from the 1950's the bungalow has been extended and improved over recent years and features an impressive orangery style living room at the rear of the property overlooking the gardens. There are two double bedrooms, a separate sitting room and a large attached garage.

In addition, there is a lined loft room with window, which could be used as a hobby room or converted in a formal way to provide additional bedroom space, if desired.

New Road, East Hagbourne is a popular location made up of a wide variety of individual houses and bungalows. The village itself has a particularly charming main street lined with historic buildings and a range of useful amenities including a village primary school, community post office and shop, thriving village pub and garage. Didcot is approximately 1 mile away and offers comprehensive shopping and leisure facilities including an excellent rail services to London Paddington in under 40 minutes.





Key Features

- Impressive orangery style living room with french doors leading to the gardens.
- Sitting room with floor to ceiling bay window
- Two double bedrooms
- Loft room
- Large garage/workshop with utility area
- Gas central heating
- Double glazed UPVC windows
- EPC Rating: C
- Council Tax Band: D



The Location

Some material information to note: Gas central heating. Mains water, electricity and drainage. 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. 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 1390 sq ft - 130 sq m (Including Garage)

Ground Floor Area 1222 sq ft – 114 sq m

Loft Area 168 sq ft – 16 sq m



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