



Blewbury Road, East Hagbourne, OX11 9LE
£500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A pretty semi detached period cottage offering character three bedroom accommodation together with generous private gardens in this popular South Oxford Village.

With origins believe to date back to the 18th century this cottage has been adapted and extended many times over the years to create a practical home full of period charm Including exposed beams, fireplace with wood burner, oak strip flooring and cottage latch doors. The gardens are a particular feature with a depth from the rear of the house of over 50m/160 foot.

To the side of the property is a garage and carport and a further parking area is accessed through a five-bar gate via a graveled bridle way adjacent to the adjoining cottage.

Other points of note include leaded windows and gas central heating a first floor washroom and two reception rooms.





Key Features

- Three bedrooms
- Two reception rooms
- Gas central heating
- Leaded light windows
- Garage and carport
- Large private gardens
- Further parking area to the rear





The Location

Blewbury Road leads from East Hagbourne to the neighbouring village of Blewbury and is made up of a wide variety of individual properties set in generous garden plots.

East Hagbourne is a charming village with a lovely quintessentially English village feel with the Main Street lined with a host of period properties much featured in local artwork and photography. Typical village facilities include a thriving village pub, well-regarded primary school, Garage and community Post Office.

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 is a high risk postcode for flooding however the owners have not suffered any flooding for the last 20 years during which time significant improvements have been made to Hakkas Brook by the environment agency to mitigate against flooding issues. 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. For any further information relating to 'The Register of Title' please contact the agent.

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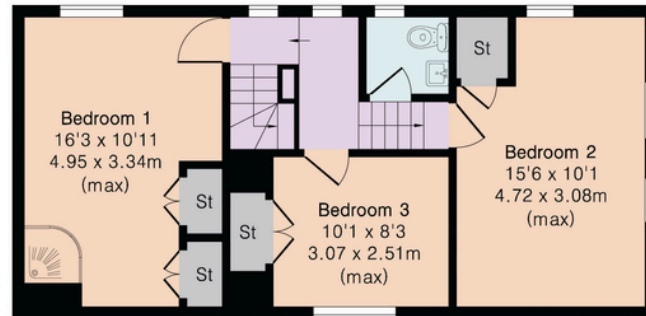
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1201 sq ft - 111 sq m
(Excluding Garage)**

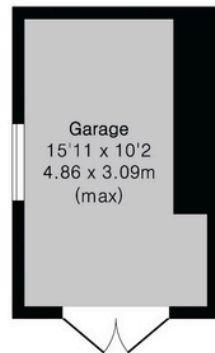
Ground Floor Area 650 sq ft – 60 sq m

First Floor Area 551 sq ft – 51 sq m

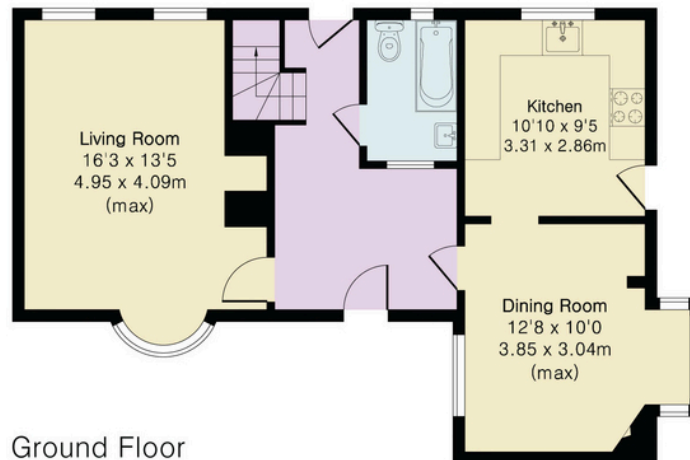
Garage Area 162 sq ft – 15 sq m



First Floor



Garage



Ground Floor

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