



New Road, East Hagbourne, OX11 9JZ  
£575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Located within the desirable village of East Hagbourne is this circa 1920's and sizeably extended home offering four bedrooms and contemporary open plan living.

Having been extended via a two story extension in the late 1980/90's and having benefited from a pitched single story extension to the rear of the property within the last decade; this contemporary and stylish family home offers ample living accommodation across the ground floor via an open plan kitchen dining room with central island and high spec finish, utility, cloakroom, spacious entrance hall, study/4th bedroom and family sitting room with feature fireplace.

On the first floor are three double bedrooms, with the principal bedroom having had an enlarged footprint via a two story extension a number of decades ago. There is also a renovated family bathroom with three-piece suite and an en-suite shower room to the largest bedroom.

Externally; to the front of the property is an ample block-paved driveway for multiple vehicles with a gated side access leading to the rear garden. The mature and south westerly facing garden spans over 120ft and has been maturely landscaped over approximately 50-60ft with feature foot path, mature shrub lined borders and a brick built pizza oven.





## Key Features

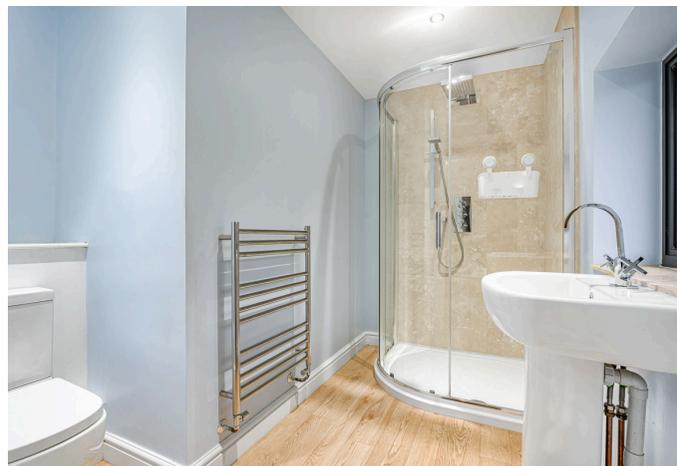
- Vastly extended via a two storey and further single storey extension to the rear
- Contemporary open plan kitchen dining room with Neff appliances and central island with silestone work tops
- En-suite shower room to principal bedroom
- Ample driveway parking for multiple vehicles
- Three double bedrooms to the first floor and versatile space on the ground floor which can lend itself as a 4th bedroom
- Within walkable distance to Didcot Parkway Train Station which offers mainline services to London Paddington in 40 minutes
- Council Tax Band: C



## The Location

East Hagbourne is a pretty village with a particularly picturesque main street, situated just 2.5 miles south of central Didcot. The village boasts an excellent village primary school & nursery, pub and garage with community shop and Post Office.

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



## Approximate Gross Internal Area 1538 sq ft - 143 sq m (Excluding Outbuilding)

Ground Floor Area 940 sq ft – 87 sq m

First Floor Area 598 sq ft – 56 sq m

Outbuilding Area 295 sq ft – 27 sq m



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