



46 Blewbury Road, East Hagbourne, OX11 9LF
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

April Cottage is a charming detached two-bedroom cottage dating from the 1800s. The property is set back from the main road and is accessed via a small pathway, giving it a slightly tucked-away position.

The front door opens directly into a cosy living room. The room has a log burner and provides the main living space on the ground floor. From the living room, the accommodation continues through to the kitchen, with a separate newly fitted bathroom also located on this floor.

Stairs from the ground floor lead to the first floor, where there are two double bedrooms.

Outside, there is a front yard with storage and a seating area. The property also has several parking spaces, providing off-road parking for multiple vehicles.

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 there have been significant improvements made to Hakkas Brook by the environment agency to mitigate against flooding issues.





Key Features

- Charming cottage dating back to the 1800's.
- Two double bedrooms.
- Off street parking for several cars as well as an EV charging point.
- Presented in excellent condition throughout.
- Detached cottage.
- Located within the desirable village of East Hagbourne
- Council Tax Band: C





The Location

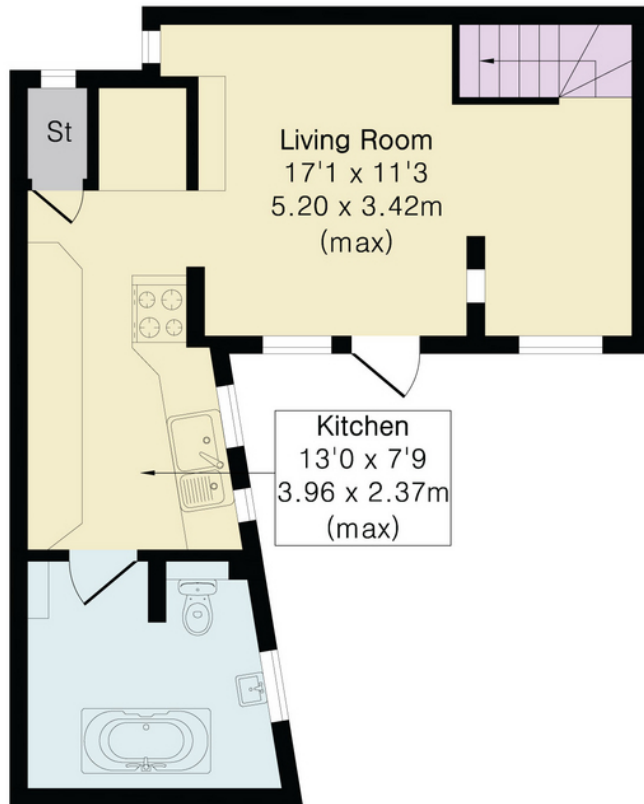
East Hagbourne has one of the prettiest main streets in South Oxfordshire lined with an impressive array of period houses and cottages from the Tudor period across the centuries to the Victorian age and beyond. The village has a thriving and vibrant community and a range of facilities including a highly regarded village Primary School and Pre-school and a busy local pub and garage.



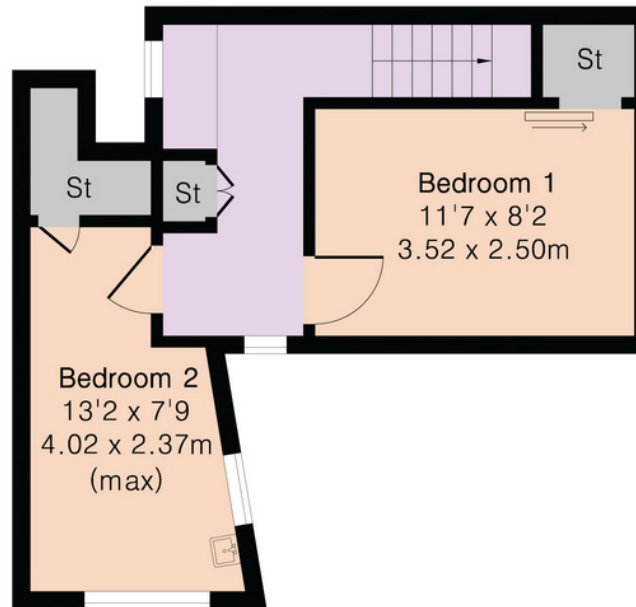
Approximate Gross Internal Area 655 sq ft - 61 sq m

Ground Floor Area 363 sq ft – 34 sq m

First Floor Area 292 sq ft – 27 sq m



Ground Floor



First Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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