



St. Andrews Crescent, East Hagbourne, OX11 9RP
£595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on the highly sought-after Deanfield Green development within the popular village of East Hagbourne, this well-presented and spacious three-bedroom detached family home offers over 1,200 sq ft of versatile living accommodation.

The property comprises a spacious entrance hall with storage cupboard and cloakroom, a study with bay window, and a generous living room with French doors opening onto the rear garden. The impressive full-length kitchen/diner and family room features a range of integrated appliances, additional storage cupboard and a vaulted ceiling over the dining area, with further French doors providing access to the garden.

On the first floor are three bedrooms, with the principal bedroom benefiting from a walk-in wardrobe area and en-suite shower room, together with a further family bathroom.

Outside, the property enjoys a large rear garden with patio area, while to the front there is driveway parking for two to three vehicles, complete with an EV charger, alongside a garage with light and power.

The property was constructed in 2024 and benefits from the remainder of a full 10-year NHBC warranty from the date of construction.

To fully appreciate the size, location and presentation this impressive home has to offer, a viewing is highly recommended.





Key Features

- Spacious three bedroom detached family home situated on the popular Deanfield Green development.
- Full length kitchen / diner / family room with integrated appliances.
- Constructed in 2024 by Deanfield Homes.
- Spacious rear garden with patio area.
- En-suite shower room and walk in wardrobe to principal bedroom.
- Driveway parkin for 2/3 vehicles with EV charger.
- Separate study with bay window.
- Estate charge of £242 per annum to Eaves Property Management Services.
- Tenure - Freehold.
- Council Tax Band - E.



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:

Tenure - Freehold.

The property is connected to mains gas central heating, mains water, mains electrics and mains drains. 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 the majority of major providers at this postcode. The government portal generally highlights this as a very low risk postcode for flooding. An estate management charge applies of £242 per annum payable to Eaves Property Management.

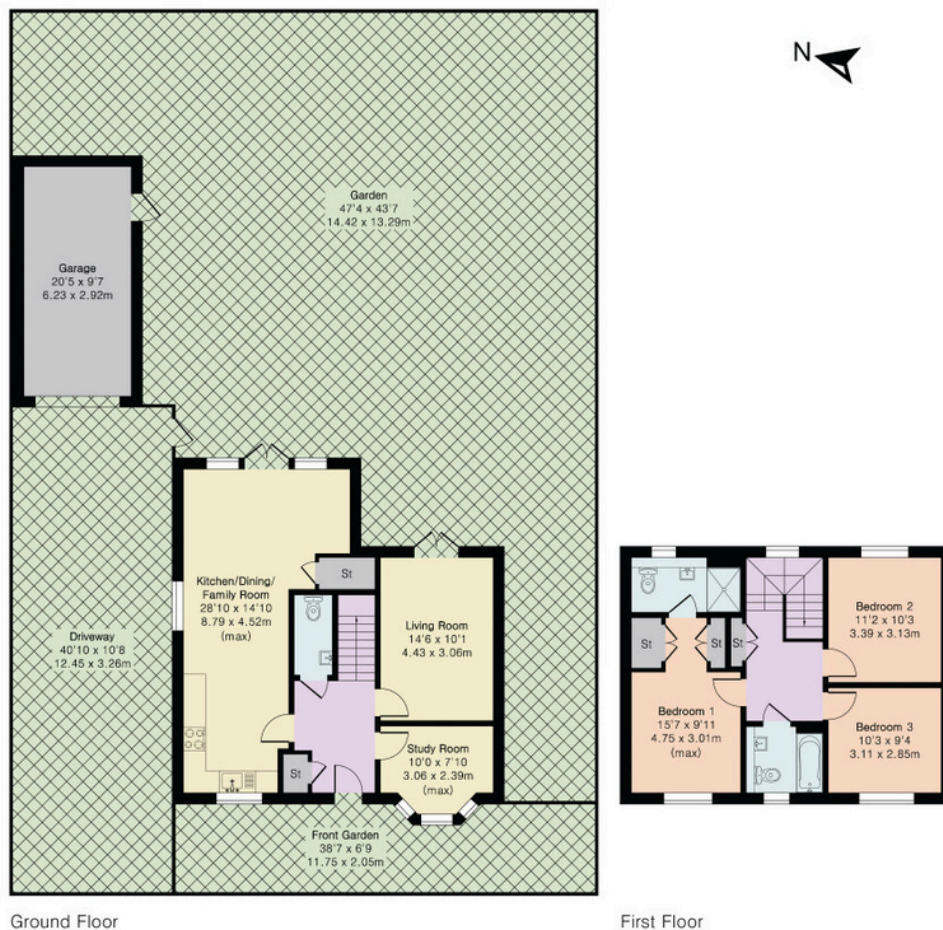


**Approximate Gross Internal Area 1281 sq ft - 119 sq m
(Excluding Garage)**

Ground Floor Area 704 sq ft – 65 sq m

First Floor Area 577 sq ft – 54 sq m

Garage Area 196 sq ft – 18 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

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.

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.

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