



Main Road, East Hagbourne, OX11 9LN

£595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming three bedroom semi-detached Grade II listed cottage located in an idyllic position in the highly sought-after village of East Hagbourne.

This quintessential English country cottage is believed to date back to the mid 1600's and offers a wealth of period charm including exposed timbers, traditional styling and a warm welcoming atmosphere.

The property is offered for sale with no onward chain and opens into a comfortable and cosy living room with inglenook fireplace, a light and airy kitchen with separate dining area and a modern downstairs cloakroom.

On the first floor there is a large double bedroom with en-suite shower room, which has been re-fitted by the current owners to a tasteful standard. There is a further double bedroom, which offers dual aspect and a beautifully re-fitted four piece bathroom suite. On the second floor there is the principal bedroom with characterful features.

Outside the property enjoys a delightful, mature rear garden with colourful planting, lawn, and seating areas, creating a wonderful setting for relaxing and entertaining. There is also the addition of a generous sized shed with light and power. To the front, the property benefits from attractive kerb appeal in keeping with its Tudor character.

For the presentation, garden and location to be fully appreciated a viewing is highly recommended.





Key Features

- A charming Grade II listed three bedroom semi-detached cottage.
- Offered to the market with no onward chain.
- Current owners have re-fitted the main bathroom, en-suite shower room and downstairs cloakroom to a modern standard.
- Built in the 1600's and offers a wealth of period charm including exposed timbers, traditional styling and a warm welcoming atmosphere.
- Mature and pretty rear garden.
- Situated in the heart of the highly sought-after village of East Hagbourne.
- Tenure - Freehold.
- Council Tax Band: E
- On-street parking



The Location

East Hagbourne is a small and charming village the centre of which is quintessentially English with Main Street lined with timber framed cottages and houses often featured by local artists. The village has a thriving pub highly regarded primary school village garage community shop and post office. Didcot is just 2.5 miles away and offers excellent and varied shopping and leisure facilities together with a fast rail service from mainline Didcot Parkway to London (Paddington 40 minutes).

Material information to note.

Tenure- Freehold

The property is a grade II listed building and is connected to main gas, electricity water & drainage. According to GOV.UK the property offers a very low flood risk. According to Ofcom, Superfast and Ultrafast Broadband is available at this property (checker.ofcom.org.uk) According to Ofcom, there is good coverage on a range of phone providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The property is within Conservation area and has a flying freehold. For any further information relating to 'The Register of Title' this can be requested from the estate agents.



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.

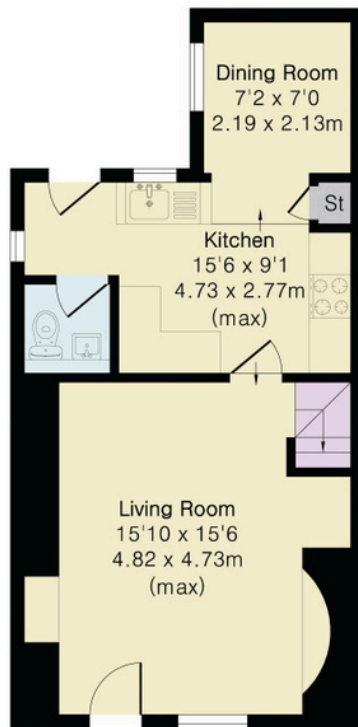
**Approximate Gross Internal Area 1062 sq ft - 99 sq m
(Excluding Outbuilding)**

Ground Floor Area 446 sq ft – 41 sq m

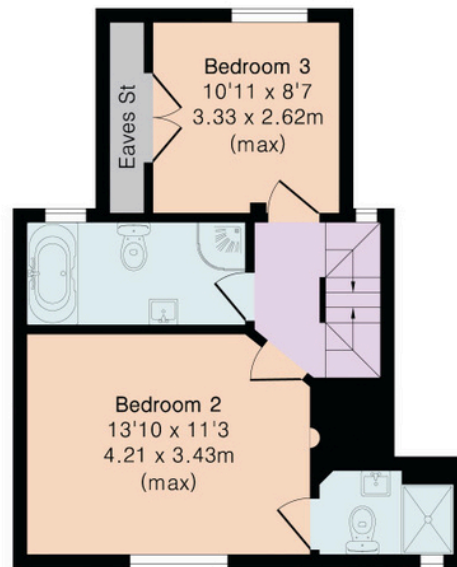
First Floor Area 384 sq ft – 36 sq m

Second Floor Area 232 sq ft – 22 sq m

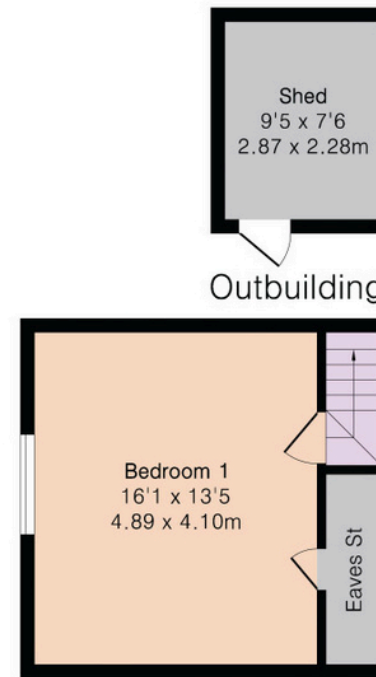
Outbuilding Area 70 sq ft – 7 sq m



Ground Floor



First Floor



Second Floor

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