



71 New Road, East Hagbourne, OX11 9JX

£598,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Set in a secluded mature plot of over 1/4 acre (0.27) this individual detached bungalow offers extended accommodation that has been updated and improved over recent years, including new UPVC double glazing, a re-fitted kitchen, a new central heating boiler and full internal and external decoration. There is no doubt that the property offers further scope for enlargement and reconfiguration for a growing family if desired, but equally provides ample accommodation in its current format for buyers seeking a detached village home in a generous garden.

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 as low risk postcode for flooding. 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.





## Key Features

- 3 bedrooms
- Re-fitted kitchen
- Impressive open plan kitchen and living space
- Gas central heating
- Recently installed UPVC doubled glazing
- Conservatory
- Over 1/4 acre plot
- Private gardens with mature hedged boundaries
- Extensive driveway with parking for numerous vehicles
- EPC Rating D. Council Tax E

## 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 an excellent shopping complex The Orchard Centre complete with multiplex cinema Cornerstone Arts 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. Didcot Parkway offer mainline rail travel to London Paddington in approx. 40 minutes.



## Approximate Gross Internal Area 1007 sq ft - 94 sq m



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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