



Fieldside, East Hagbourne, OX11 9LQ

£795,000 Freehold

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The Property

A charming traditional black and white timber framed thatched cottage hidden away in a wonderful cottage garden approaching one third of an acre in this pretty yet convenient South Oxfordshire village.

Surprisingly, despite its historic origins, 'Yew Tree Cottage' is not a listed building and this has enabled the present and previous owners to develop and improve the property, blending much of the original character with desirable modern amenities including under floor heating and handmade double-glazed timber windows throughout.

The accommodation offers many features rarely found in a period cottage – an en suite shower room and fully fitted walk-in wardrobe to the main bedroom suite, a 30ft (9.1m) kitchen and dining space with hand crafted wooden units, a detached guest annexe with en-suite and a gym/home office with under floor heating.

Undoubtedly, it is the setting and garden that remains the outstanding feature of 'Yew Tree Cottage'. The property is accessed via a private lane (Fieldside), leading to a generous gravelled courtyard driveway. The gardens and cottage are approached from the courtyard drive through a pair of double oak doors set in a whitened thatched wall, which leads by way of a winding gravel path through the gardens to the cottage. The gardens have been a passion for the present owners and are beautifully established with a vast array of cottage garden flowers and shrubs, interspersed with gravel pathways. A generous York stone terrace surrounds the cottage with a wooden bridge crossing 'Hacca's Brook' and leading to a further area of garden and lawn with several fruit trees, which adjoins open paddocks to the west.





Key Features

- Picturesque black and white period cottage
- Beautiful cottage gardens with garden room and stream
- Impressive 9m+ (30ft) Kitchen and dining space
- Snug style sitting room with Inglenook fireplace
- Principle suite of bedroom, en-suite shower and walk-in wardrobe/dressing room, two further bedrooms
- Guest annexe with studio room and en-suite shower
- Hand crafterd double-glazed timber windows
- Gravel courtyard driveway
- EPC Rating: D
- Council Tax Band: F



The Location

East Hagbourne is a particularly pretty village much favoured by local artists and photographers. The village offers local facilities including a thriving pub, community shop/post office, church and highly regarded primary school. Didcot (2 miles) offers a range of shopping and leisure facilities and a fast rail service from Didcot Parkway to London Paddington (40 minutes). Oxford 14 miles, Reading 16 miles. The present owners have commuted daily to London.

Material info: Mains water, electricity and drainage, gas central heating. The property experienced some minor flooding during Storm Henk in January 2024, since then the council has undertaken significant work to improve drainage and the flow of Hacca's Brook, and the owners have both raised the height of the stream bank and added an external drainage and pump system. "The property was unaffected by any flooding during this year's very wet winter". It is unlikely that the property contains any asbestos, however 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.



**Approximate Gross Internal Area 1495 sq ft - 139 sq m
(Excluding Outbuilding)**

Ground Floor Area 868 sq ft – 81 sq m
 First Floor Area 455 sq ft – 42 sq m
 Annex Area 172 sq ft – 16 sq m
 Outbuilding Area 105 sq ft – 10 sq m



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