



Bishops Orchard, East Hagbourne, OX11 9JS  
£650,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Set within the ever popular village of East Hagbourne, this extended four bedroom detached home is immaculately presented throughout, offering stylish, modern living with a thoughtful layout ideal for family life and home working.

The heart of the property is a stylishly renovated kitchen offering fitted wine fridge and Rangemaster cooker. This space has been opened up to create a superb kitchen/dining space, perfect for both everyday living and entertaining. Complementing this is a private sitting room with fitted wood burner. Practicality is well catered for with a utility room accessible from either the kitchen or entrance hall while the garage conversion has been expertly completed to create a highly desirable home office, ideal for remote working or a study space.

Upstairs, the property boasts four well proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a modern family bathroom. The home continues to impress externally with ample off street parking for at least four vehicles and enclosed landscaped rear garden.





## Key Features

- Desirable cul-de-sac position backing onto the greenway cycle path between Didcot and Wantage
- Engineered wood flooring throughout majority of ground floor
- Ethernet cabling to principle bedroom, bedroom 4, family room and home office
- Garage conversion to offer flexible accommodation as home office or cinema/family room with bi-fold doors and underfloor heating as well as air conditioning
- Ample driveway parking for multiple vehicles
- Open planned kitchen dining room with high spec kitchen renovation undertaken by current owners
- Within 1.3 miles walking distance from Didcot Parkway Train Station
- EPC D
- Council Tax F



## The Location

Bishops Orchard is a well-planned development of 50 mainly detached homes of varying design within this much sought-after village. East Hagbourne is renowned locally for its delightful historic Main Street lined with quintessential period houses and cottages. The village offers good local facilities including a village primary school and nursery, community post office, garage and thriving pub. Didcot lies within 2 miles of Bishops Orchard and offers an excellent selection of shops restaurants and leisure facilities together with a fast rail connection to London from Didcot Parkway.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates 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 an 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.

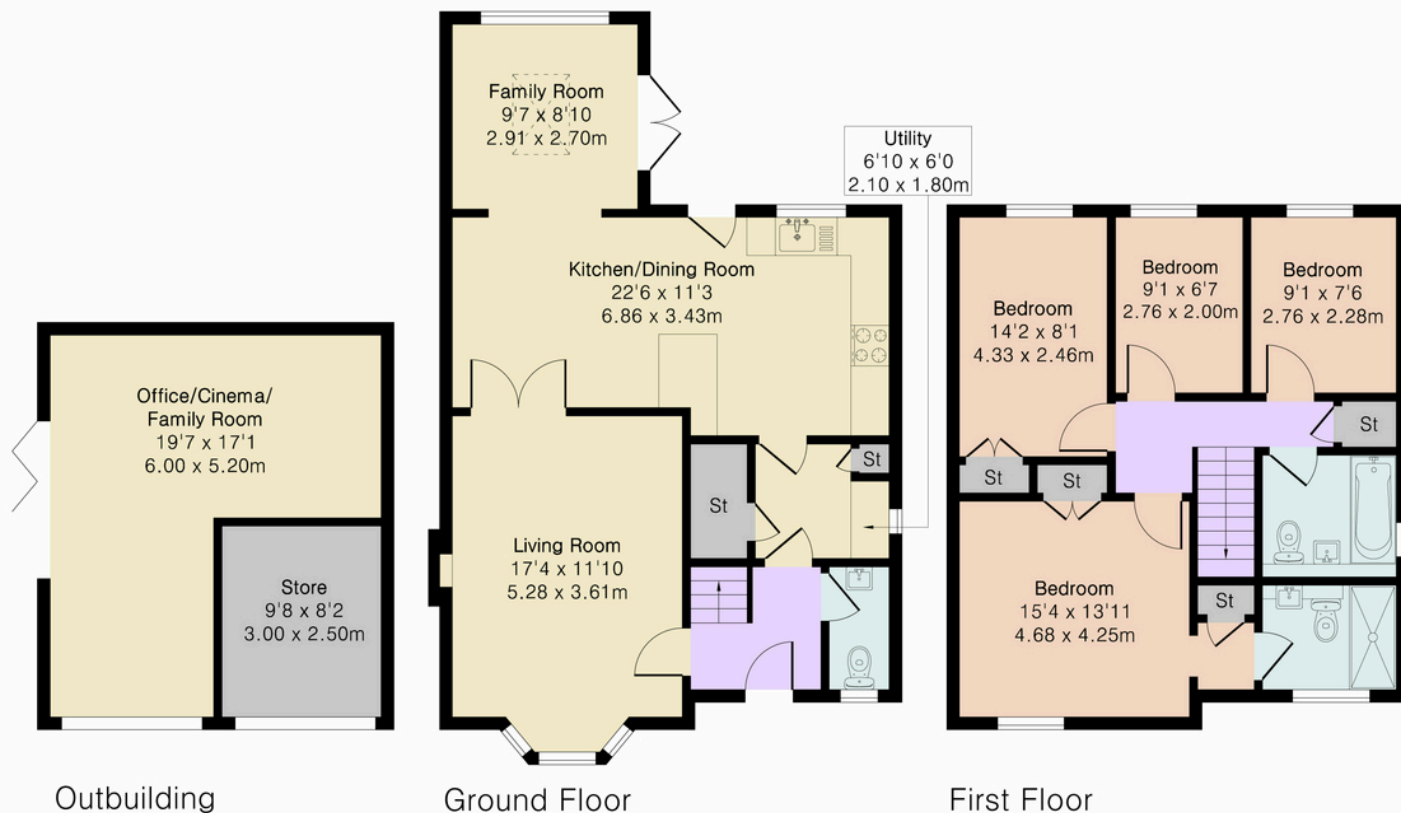


# Approximate Gross Internal Area 1569 sq ft - 145 sq m (Including Outbuilding)

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 565 sq ft – 52 sq m

Outbuilding Area 336 sq ft – 31 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.

**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

