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# St. Andrews Crescent

Occupying an exclusive off-road position within the highly sought-after Deanfield Green development, the property enjoys attractive open aspects with uninterrupted views to both the front and side. The immaculately presented accommodation extends to approximately 1,270 sq. ft. and has been further enhanced by a comprehensive range of carefully selected upgrades, combining modern design with high-quality finishes.

The ground floor is accessed via a welcoming entrance hall, featuring quality flooring and a convenient cloakroom. This leads through to a comfortable sitting room, alongside a bay-fronted study offering excellent versatility as a home office or additional reception space. The true heart of the home is the impressive open-plan lifestyle room, incorporating a beautifully fitted kitchen with an extensive range of units and integrated Bosch appliances, flowing seamlessly into generous dining and family areas beneath a striking vaulted ceiling. Double doors open directly onto the landscaped rear garden, while a discreet storage and utility cupboard adds further practicality.

Upstairs, a bright and airy landing with an airing cupboard and pleasant views sets the tone for the bedroom accommodation. The luxurious principal suite benefits from the far-reaching countryside views, built-in wardrobes, and a generously sized, fully tiled en suite shower room fitted with Laufen sanitaryware. Two further double bedrooms are equally well-appointed, featuring stylish panelling and built-in storage, and are served by a modern family bathroom.



## Discover the Heart of Your Future Home

- A premium three bedroom detached residence constructed in 2024 by award winning developer Deanfield Homes, offering peace of mind with the remainder of the NHBC warranty.
- Set within an exclusive off road position on the highly sought after Deanfield Green development, enjoying attractive open aspects and uninterrupted views to both the front and side.
- Immaculately presented contemporary accommodation extending to approximately 1,270 sq. ft., further enhanced by an extensive range of carefully selected developer and vendor installed upgrades.
- Striking open plan lifestyle room forming the heart of the home, incorporating a stylish fitted kitchen with a comprehensive range of units and integrated Bosch appliances.

3		Bedrooms	Council tax band	E
2		Receptions	Tenure	Freehold
2		Bathrooms	EPC rating	B



The comfortable sitting room, alongside a bay-fronted study offering excellent versatility as a home office or additional reception space.



The luxurious principal suite benefits from the far-reaching countryside views, built-in wardrobes, and a generously sized, fully tiled en suite shower.



## Every Detail Matters

Further benefits include underfloor heating, a modern multi-zone central heating system, and high energy efficiency, ensuring both comfort and sustainability. This outstanding, nearly-new home provides a refined contemporary lifestyle within a select semi-rural development, set against the backdrop of unspoilt Oxfordshire countryside

Deanfield Green is an exclusive, well-planned development by award-winning developer Deanfield Homes, renowned for their high-quality craftsmanship and attention to detail. Set on the edge of the picturesque village of East Hagbourne, the scheme blends contemporary design with traditional Oxfordshire character, creating an attractive and cohesive environment.





## Location, Location, Location

East Hagbourne itself offers a charming village atmosphere with a strong sense of community, while nearby Didcot provides excellent amenities and direct rail links to Oxford, Reading, and London. Deanfield Green presents an ideal opportunity for those seeking modern living in a desirable countryside setting, without compromising on connectivity.

## Stepping outside.

Externally, the property offers driveway parking for three vehicles, an EV charging point, and a garage equipped with power, lighting, and a personnel door. The generous rear garden has been thoughtfully landscaped and includes established planting, an extended patio ideal for entertaining, and external power points, creating an exceptional setting for outdoor living.





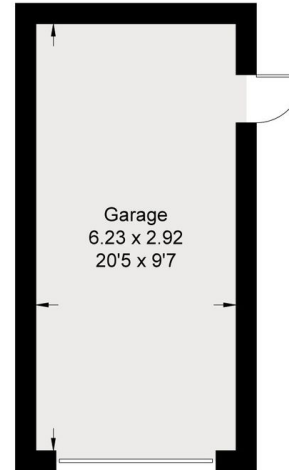
# St. Andrews Crescent, OX11

Approximate Gross Internal Area = 119.0 sq m / 1281 sq ft

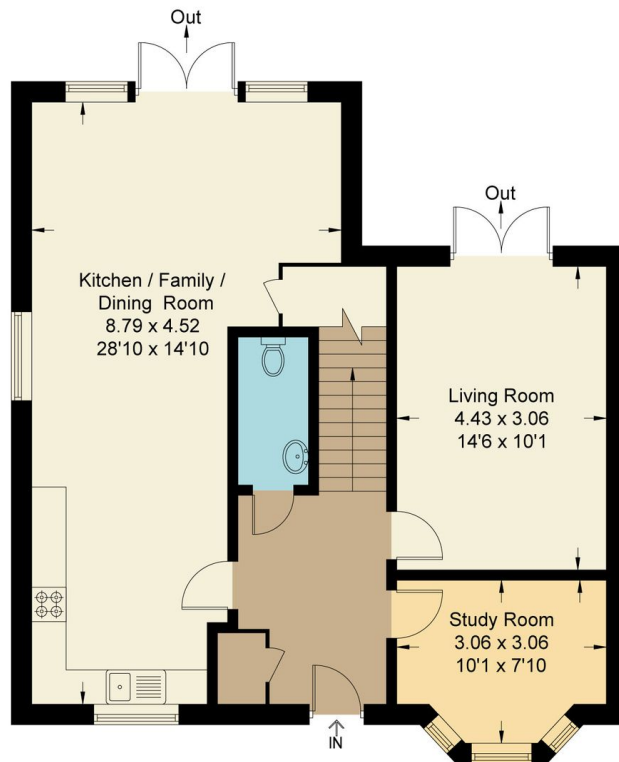
Garage = 18.20 sq m / 196 sq ft

Total = 137.20 sq m / 1477 sq ft

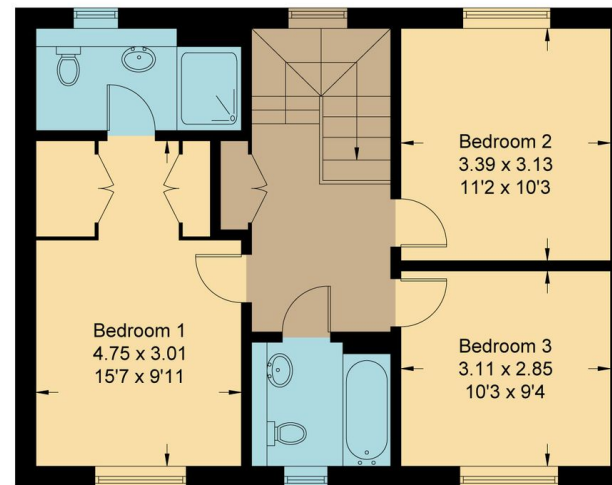
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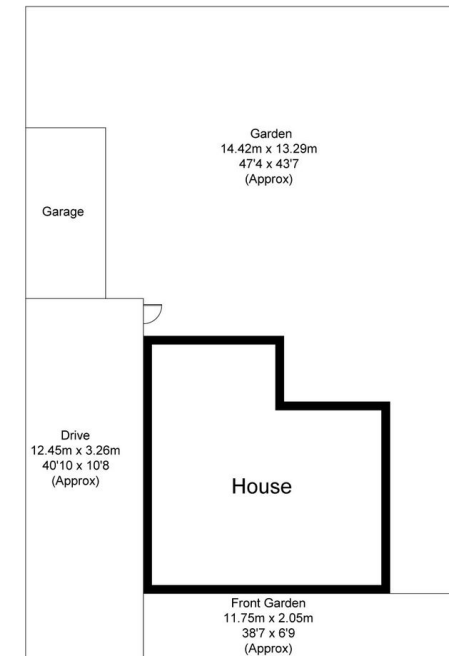
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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