

Bramley Cottage, Main Road, East Hagbourne, OX11 9LN

£519,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A quintessential black-and-white timber framed Cottage listed Grade II set in a delightful private garden in the heart of East Hagbourne Village.

Bramley Cottage has origins dating back to the mid 17th century (Source Historic England) and offers charming character accommodation arranged over three floors. The property has been sympathetically restored over the years taking great care to retain the character and history of the building yet combining this with such features as a large first full bathroom and an L-shaped farmhouse kitchen/dining space complete with Aga.

Amongst the many period features of the property are the original oak boarded floors on the first floor, flagstone flooring in the kitchen and dining space, the impressive Inglenook fireplace to the sitting room and a wealth of natural exposed timbers throughout.

The pretty cottage gardens are a particular feature offering a high degree of privacy and include a useful detached utility/laundry room adapted from the original wash house and a pretty timber summer house, which offers scope as a home office.

East Hagbourne is a charming South Oxfordshire village renowned for its most picturesque main street often featured by local artists. There is a popular village primary school (Ofsted good 2019) a thriving village pub the Fleur de Lys and a community shop/post office. The village has a strong and active community (easthagbourne.net) with many societies and events from a village fun run to the Scarecrow Trail.







Key Features

- Grade II Listed cottage
- Beautifully presented character accommodation
- Sitting room with Inglenook fireplace
- Generous kitchen/dining space
- Two bedrooms
- Useful detached utility/laundry room
- Timber summerhouse offering scope as home office
- Aga Range
- Gas central heating
- Council Tax Band: E EPC Rating: D







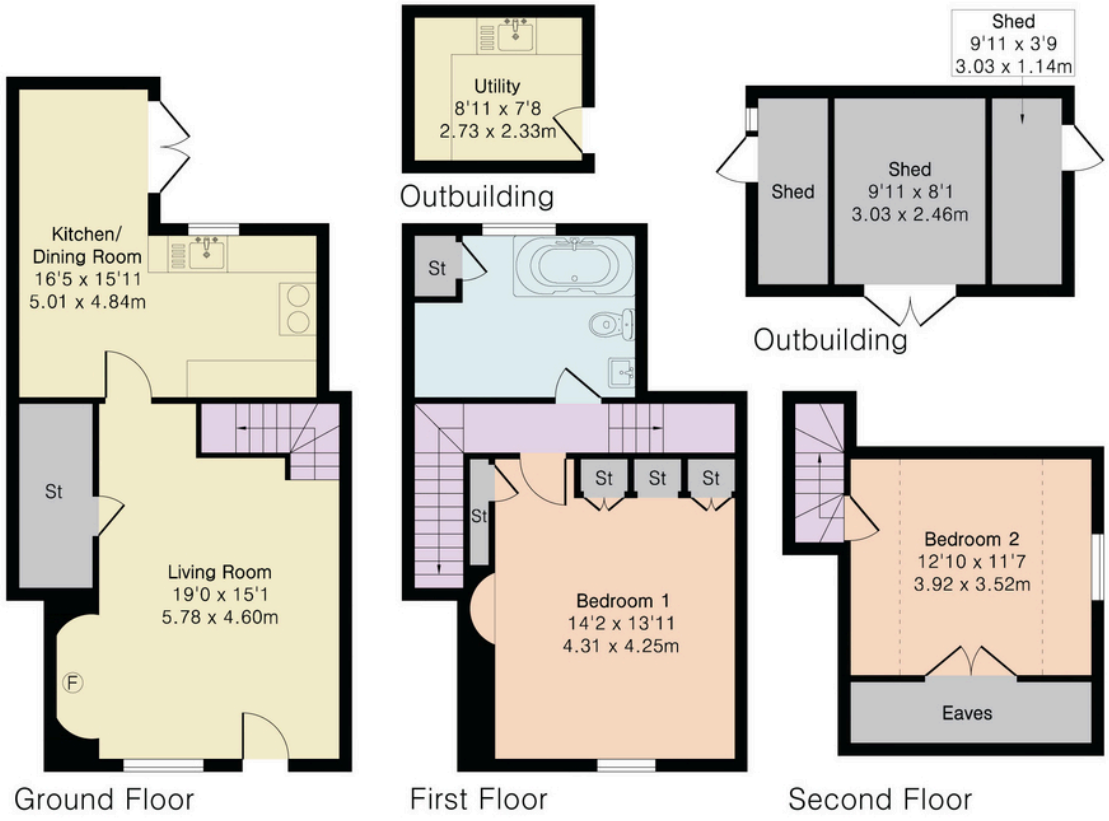
The Location

Didcot is the closest local town just 2 miles away and offers a comprehensive range of shopping and leisure facilities at the Orchard Centre together with a multiplex cinema and an excellent mainline rail service from Didcot Parkway to London Paddington within 45 minutes. Other local market towns include the historic Thameside market towns of Abingdon and Wallingford. Oxford Reading and Newbury are all close by being 15 miles 19 miles and 18 miles respectively. M4 and M40 motorway access is reached via the A34 just 3 miles away at Chilton and Milton junction.

Tenure- Freehold
Mains services- Connected to mains gas, electricity water & drainage
Flood risk - Very low flood risk according to GOV.UK flood risk.
Broadband - according to Ofcom, Superfast Broadband is available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. 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. The property is within Conservation area. Parking is on-street.

Approximate Gross Internal Area 1074 sq ft - 100 sq m
(Excluding Outbuilding)

Ground Floor Area 502 sq ft – 47 sq m
First Floor Area 403 sq ft – 37 sq m
Second Floor Area 169 sq ft – 16 sq m
Outbuilding Area 230 sq ft – 21 sq m



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