



The Croft, East Hagbourne, OX11 9LS
£925,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A striking individual home set in a generous garden plot that has been the subject of a comprehensive reconfiguration extension and refurbishment to offer 2200 square-foot of highly versatile and beautifully appointed accommodation in a wonderful tucked away location in the heart of East Hagbourne.

Undoubtedly the focus of the interior of this property is the open-plan kitchen dining and family space measuring over 8.5 m x 5.5 m, a lovely light and airy space with patio doors opening into the garden and large skylights adding a further dimension to the room.

The ground floor also features an impressive sitting room with open fireplace and fitted wood burner, two double bedrooms sharing a Jack and Jill en-suite, a further shower/cloakroom and a study, which could equally serve as a fifth bedroom, if desired. Upstairs are two further bedrooms, one of which leads through to a further playroom or teenage hangout space with restricted headroom. In addition there is a large and luxuriously appointed first floor bathroom.

The gardens and grounds are equally impressive with a large mature garden featuring a generous patio and an external kitchen and covered alfresco dining space. In addition there is a further timber studio or home office to the far end of the plot. At the front of the house is a generous gravel driveway with ample space for multiple vehicles.





Key Features

- Four/five bedroom detached house
- Impressive kitchen/family/dining room opening to the gardens
- Large sitting room with open fireplace
- Two ground floor bedrooms with Jack and Jill en-suite
- Two first floor bedrooms and luxury bathroom
- Gas central heating
- Double glazed windows
- Large garden with outside kitchen and entertaining space
- Council Tax Band: E



The Location

East Hagbourne has a particularly charming main street lined with historic buildings and a range of useful amenities including a village primary school, community post office and shop, thriving village pub and garage. Didcot is approximately 1 mile away and offers comprehensive shopping and leisure facilities including an excellent rail services to London Paddington in under 40 minutes.

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. The government portal generally highlights this as a very 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.



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**Approximate Gross Internal Area 2209 sq ft - 205 sq m
(Excluding Outbuilding)**

Ground Floor Area 1586 sq ft – 147 sq m

First Floor Area 623 sq ft – 58 sq m

Outbuilding Area 194 sq ft – 18 sq m



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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