



Windsor Crescent, East Hagbourne, OX11 9LY
£650,000 Freehold

THOMAS
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SALES LETTINGS





The Property

This beautifully presented four-bedroom semi-detached home has been substantially extended over the years to create spacious and versatile accommodation perfectly suited to modern family life. Finished to an exceptional standard throughout, the property combines generous living spaces with a superb garden, extensive parking and a flexible layout that can adapt as a family's needs change. The property has benefitted from two significant extensions, with a two-storey addition to the side and rear completed in the early 2000s, followed by a further extension to the front approximately ten years ago.

The ground floor begins with a spacious and welcoming entrance hall, alongside a convenient shower room with WC. There is a versatile additional reception room which has previously been used as a fifth bedroom, but would work equally well as a children's playroom, generous home office or guest room. There is an impressive open-plan kitchen and dining room, beautifully finished with curved-edge granite worktops, a central island and breakfast bar. The kitchen flows naturally into a further spacious lounge overlooking the rear garden, providing an excellent connection between the principal living areas and outside space. On the first floor are four well-proportioned bedrooms, two generous double bedrooms and a large single, alongside an impressive principal suite with its own en-suite shower room and walk-in wardrobe.



Externally there is a gated block-paved driveway providing parking for several vehicles, while secure gated side access leads through to the rear garden, which has been landscaped with a large patio, raised timber borders, area of lawn and raised deck. A substantial detached outbuilding with power and lighting provides another valuable and versatile space, ideal for storage, a workshop or potential home office.



Key Features

- Substantially extended four-bedroom semi-detached family home
- Impressive kitchen/diner with granite worktops and island
- Flexible ground-floor fifth bedroom or home office
- Principal suite with en-suite and walk-in wardrobe
- Gated driveway parking for several vehicles
- Landscaped garden with substantial powered outbuilding
- Council Tax Band: D
- EPC Rating: C



The Location

East Hagbourne is one of South Oxfordshire's most attractive and highly regarded villages, known for its picturesque historic centre, surrounding countryside and strong community atmosphere. The village is home to a popular primary school, community shop and Post Office, and the well-known Fleur de Lys public house, while an extensive network of footpaths and countryside walks makes it particularly appealing to families and those looking to enjoy village life. Despite its rural character, East Hagbourne is exceptionally convenient for nearby Didcot. The town offers an extensive range of everyday amenities, with the Orchard Centre providing shops, cafés, restaurants, a multiplex cinema and the Cornerstone Arts Centre. Didcot also offers a broad selection of leisure and sporting facilities. For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 provides convenient access towards Oxford and links with both the M4 and M40.

Material Information

Brick & tile freehold house. Gas central heating. Mains water, mains electrics, mains drains. The property has allocated parking spaces. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability could be compromised with some other major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent. 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.

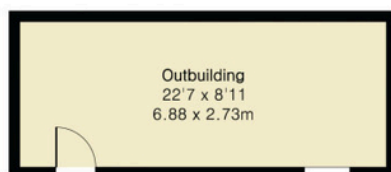


**Approximate Gross Internal Area 1852 sq ft - 172 sq m
(Excluding Outbuilding)**

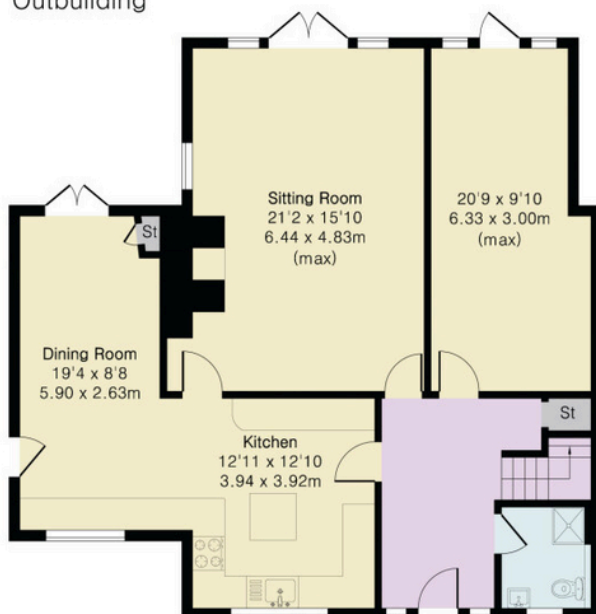
Ground Floor Area 1037 sq ft – 96 sq m

First Floor Area 815 sq ft – 76 sq m

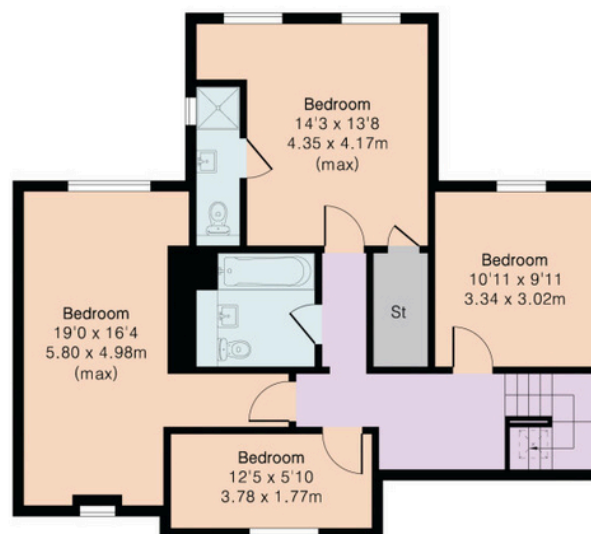
Outbuilding Area 202 sq ft – 19 sq m



Outbuilding



Ground Floor



First Floor



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.



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