4 Bakers Lane, East Hagbourne, OX11 9LH

£795,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

With glorious views over paddocks and countryside to the rear is this very well-presented four bedroom, four-bathroom modern family home with extensive driveway parking and a large garage.

Located in the highly regarded village of East Hagbourne, this well laid out family home comprises accommodation of entrance porch, large entrance hall with tiled floor, fully tiled wet room, study/fifth bedroom, substantial main lounge with bay window, statement kitchen/diner with granite work surfaces and integrated appliances, boot room and utility room with integral access to the garage.

On the first floor, a good size landing gives access to a modern bathroom and four very generous bedrooms; both the guest bedroom and master bedroom offer stylish en-suite shower rooms and fitted wardrobes.

To the front of the property there is an extensive driveway, which offers ample parking leading to a larger than average integral garage with light and power. Finally, to the rear there is a very good size south-west facing garden with terrace and hot tub, which immediately backs on to paddocks and offers exceptional views. In our opinion, the integral garage could be adapted to create further accommodation and a new garage erected to the side (subject to formal planning permission).

For the size, garden, and rear aspect to be fully appreciated; the house must be viewed.

Key Features

- Unique detached family home constructed within the last two decades with rear garden views overlooking paddocks
- Suitable ground floor accommodation with open plan kitchen dining room as well as two separate reception spaces
- Ground floor shower room
- Utility room and Boot room
- Two bedrooms en-suite
- Gated entrace to driveway and garage
- Modern family village home
- Within walkable distance to Didcot’s train station and Orchard Centre which offers an array of shopping amenities
- EPC Rating: B
- Council Tax Band F

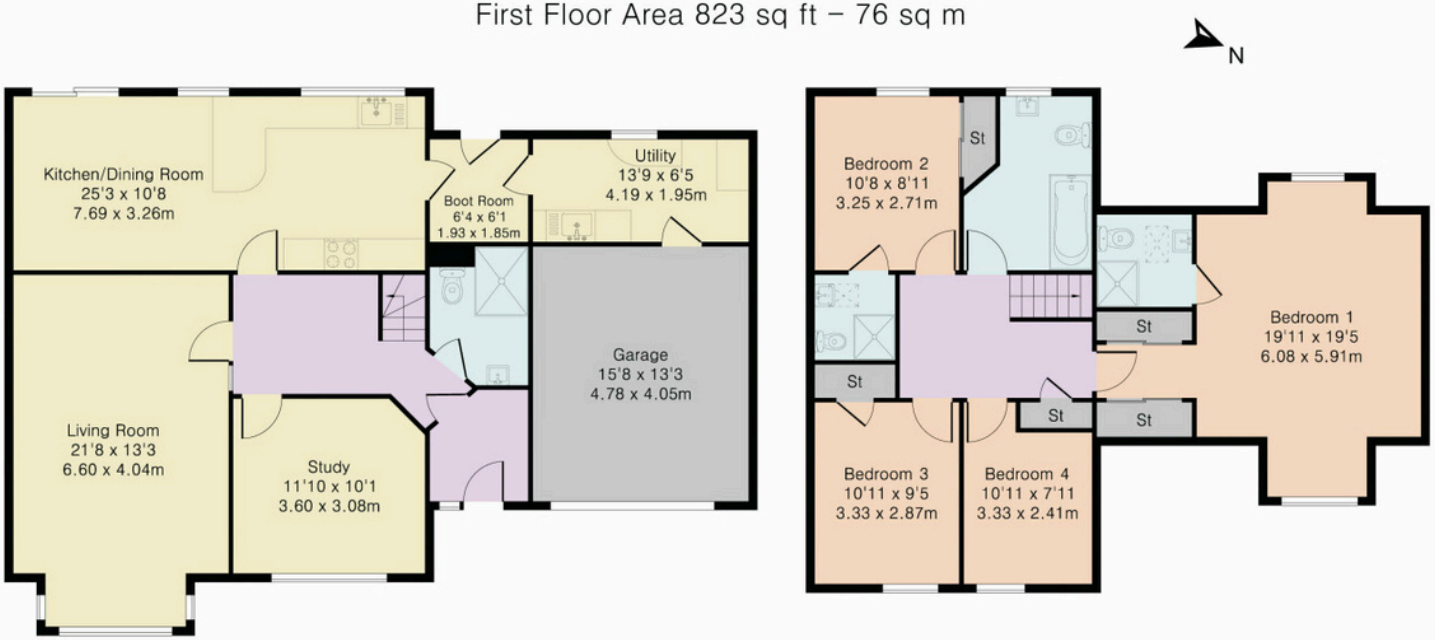
The Location

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, a thriving village public house The Fleur de Leys, and a community shop/post office. The village also has a strong and active community (easthagbourne.net).

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 40 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 the Chilton and Milton junctions.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

Approximate Gross Internal Area 2037 sq ft –189 sq m
Ground Floor Area 1214 sq ft – 113 sq m
First Floor Area 823 sq ft – 76 sq m



Ground Floor

First Floor

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