



Fieldside, East Hagbourne, OX11 9LQ

Offers In The Region Of £950,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Believed to date back to the 1850s and originally built as two workman's cottages, is this extended five bedroom detached family house located in a private no-through road in the highly sought after village of East Hagbourne.

Sitting within a generous plot of half an acre and overlooking open fields, this characterful family home provides in excess of 2500sqft of accommodation across two floors, with the added benefit of a purpose-built double bedroom and en-suite to the ground floor, offering the perfect opportunity to convert into a self-contained annexe, if desired.

Flooded with natural light throughout, the spacious ground floor accommodation comprises of a cloakroom, study, snug, a large triple aspect family sitting room overlooking the garden and with inglenook fireplace, dining room, kitchen breakfast room, utility and boot room. There is access off the kitchen to a conversion of what was originally a double garage, now offering a further sitting room and double bedroom accompanied by a shower room.

On the first floor are four further well-proportioned double bedrooms and two family bathrooms/shower rooms.



In past years Kingfisher House benefitted from the addition of a rear garden plot, which substantially increased its plot size to approximately half an acre. The private gardens offer a significant area of lawn, an abundance of mature shrubs and plants and an array of fruit trees. Hakkas Brook meanders through the centre of the plot with small wooden footbridges accessing the gardens from the rear landscaped terrace.

Further to the external gardens is a heated and private swimming pool with a large patio surrounding and a pool house.



## Key Features

- Driveway parking to the side of the property
- Spacious gardens spanning more than half an acre to the three sides of the property
- Sizeable & heated swimming pool enclosed by picket fencing and mature trees
- Outward views on to open farmland and situated within a private road
- Four reception rooms to the ground floor
- Within short distance to the local villa pub (Fleur De Lys) and walks to open countryside from the front door
- Located within 2 miles from Didcot Parkway Train Station offering mainline services to London Paddington in 40 minutes
- Council Tax G
- EPC Rating D



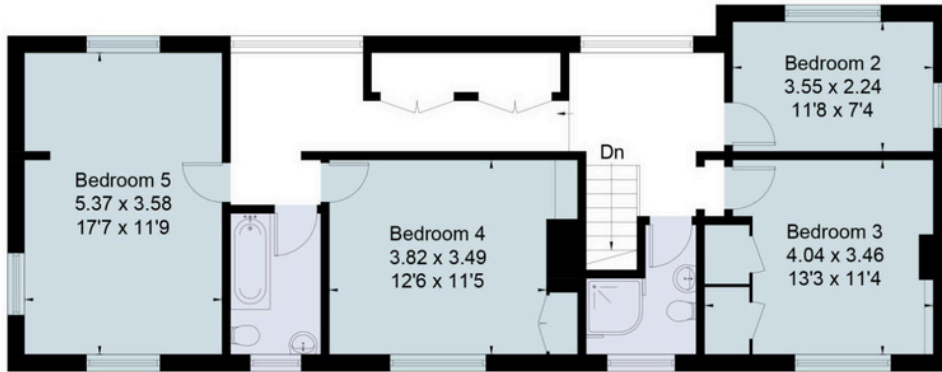
## The Location

East Hagbourne has one of the prettiest main streets in South Oxfordshire lined with an impressive array of period houses and cottages from the Tudor period across the centuries to the Victorian age and beyond. The village has a thriving and vibrant community and a range of facilities including a highly regarded village Primary School, Pre-school and busy local pub and garage. There is also a wide selection of independent schools in the area with those at Moulsoford (Moulsoford Prep School and Cranford House) and Abingdon (Abingdon School and St Helens & St Catherines being the closest).

Didcot is just 2.5 miles away and offers excellent and varied shopping and leisure facilities, together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 minutes. Fast road connections via the A34 are either at Milton or Chilton interchanges, which link with the M40 to the North (Bicester) and the M4 to the South (Chieveley). Local secondary schooling is at Didcot with single sex schools represented by Didcot Girls School and St Birinus School (boys) with a further co-educational school at Aureus Secondary School.

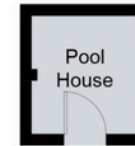


Approximate Floor Area = 234.7 sq m / 2526 sq ft  
 Summer House = 4.0 sq m / 43 sq ft  
 Total = 238.7 sq m / 2569 sq ft

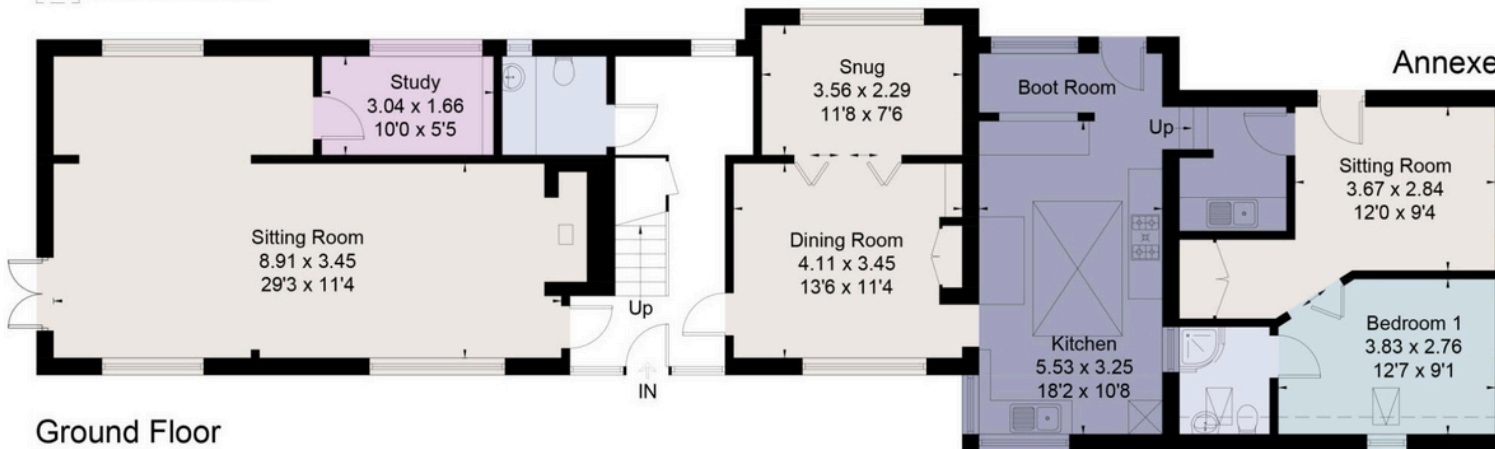


First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85704

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