



Blewbury Road, East Hagbourne, OX11 9LF
Offers In The Region Of £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An end of chain and well appointed two-bedroom detached bungalow located within the desirable village of East Hagbourne.

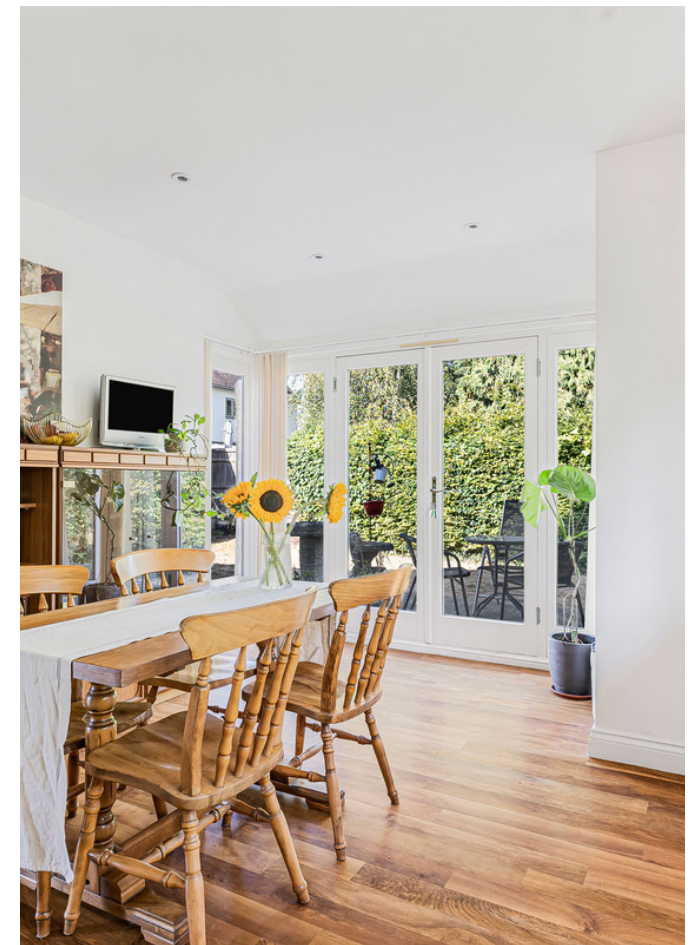
Coming to the market with no onward chain, set off of the Blewbury Road; this detached bungalow occupies a pleasant plot with an abundance of parking, complete with a detached single garage off the main driveway.

Constructed approximately 13 years ago, the property has been developed to a modern accommodation with two double bedrooms, with the principle bedroom benefitting from a floor to ceiling window and a dual aspect, a three-piece family bathroom, spacious entrance hall, family sitting room and kitchen/dining room with integrated appliances.

Further benefits to its sale include underfloor heating throughout the entire accommodation, solar panels, wrap around garden, which is mostly laid to lawn and mature shrub lined borders, as well as ample off-street parking for multiple vehicles.

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 with the possible exception of three. The government portal generally highlights this is a medium risk postcode for flooding however time significant improvements have been made to Hakkas Brook by the environment agency to mitigate against flooding issues. As confirmed by the owners, the solar panels are owned outright by the current owners and are on a feeding tariff.





Key Features

- Being offered for sale with no ongoing chain
- Short commuting distance to Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- Ample off-street parking and a detached garage
- Within close distance to countryside and village walks
- Wrap around lawned and planted garden
- Owned solar panels operating on a feeding tariff
- EPC Rating: B
- Council Tax Band: D



The Location

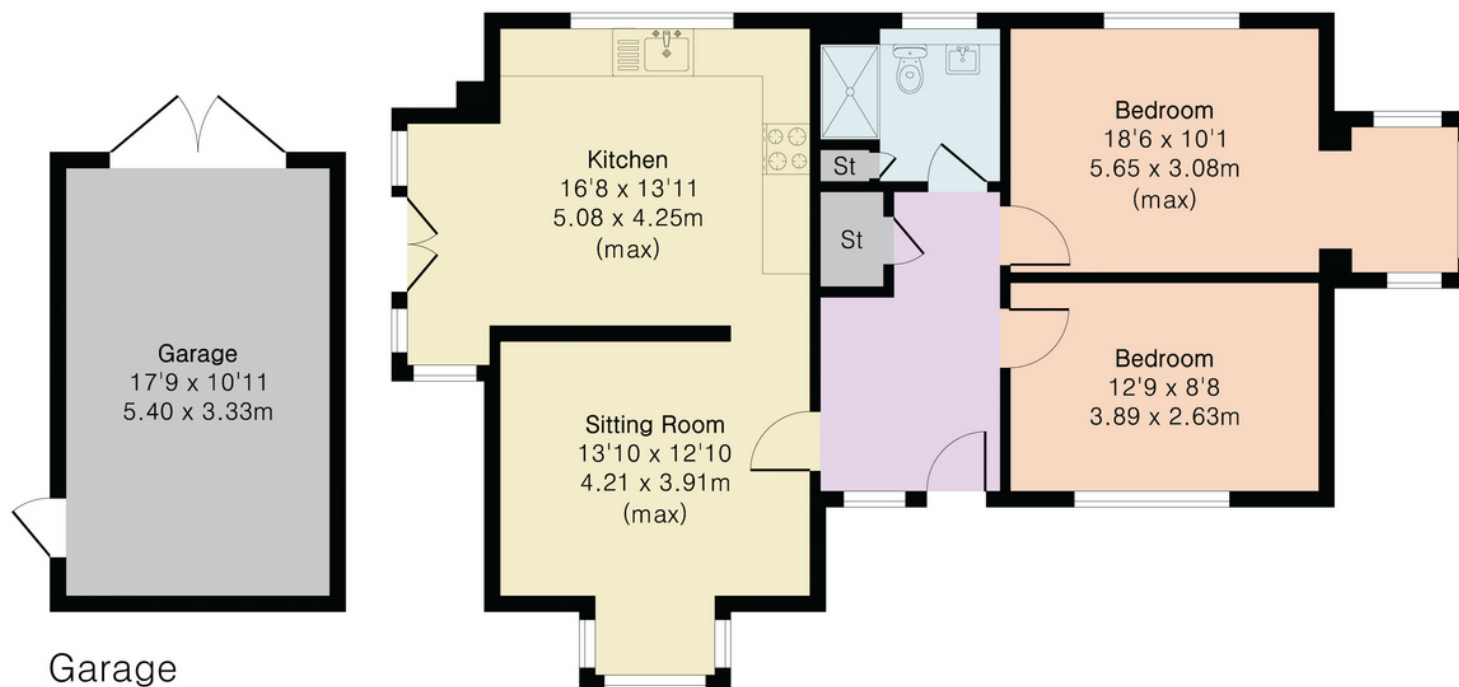
East Hagbourne has one of the prettiest main streets in South Oxfordshire lined with an impressive array of period houses and cottages from the Tudor period across the centuries to the Victorian age and beyond. The village has a thriving and vibrant community and a range of facilities including a highly regarded village Primary School and Pre-school and a busy local pub and garage.

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.



**Approximate Gross Internal Area 790 sq ft - 73 sq m
(Excluding Garage)**

Garage Area 194 sq ft – 18 sq m



Garage

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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