



Forge Cottage, Main Road, East Hagbourne, OX11 9LR

Offers Over £550,000 Freehold

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The Property

Dating back to the 1700`s this three bedroom detached property offers country kitchen, lounge with wood burning stove, beautifully manicured front & rear gardens and driveway parking. Located in the highly regarded village of East Hagbourne, this quintessential country cottage has undergone some notable but practical enhancements in the last few years which include bespoke hand crafted windows, new radiators, significant roof and chimney improvements and new bathroom.

The property comprises entrance porch, lounge with inglenook fireplace, beautiful kitchen-diner with wooden flooring and an impressive bathroom. On the first floor there are three good size bedrooms; the principal with fitted wardrobes. To the front of the property there is driveway parking and a pretty well-stocked landscaped garden. Finally, to the rear there is a private low maintenance garden with patio and side access. For the interior fittings and decoration of this aesthetically appealing village property to be fully appreciated; the house must be viewed.





Key Features

- Three bedroom detached country home.
- Driveway parking.
- Landscaped front & rear gardens.
- Highly sought after East Hagbourne village location.
- Cosy lounge with inglenook fireplace.
- Tenure - Freehold.
- Council Tax Band: E
- EPC Rating: D



The Location

East Hagbourne is a small and charming village the centre of which is traditionally English with Main Street lined with timber framed cottages and houses often featured by local artists. The village has a thriving pub highly regarded primary school village garage community shop and post office.

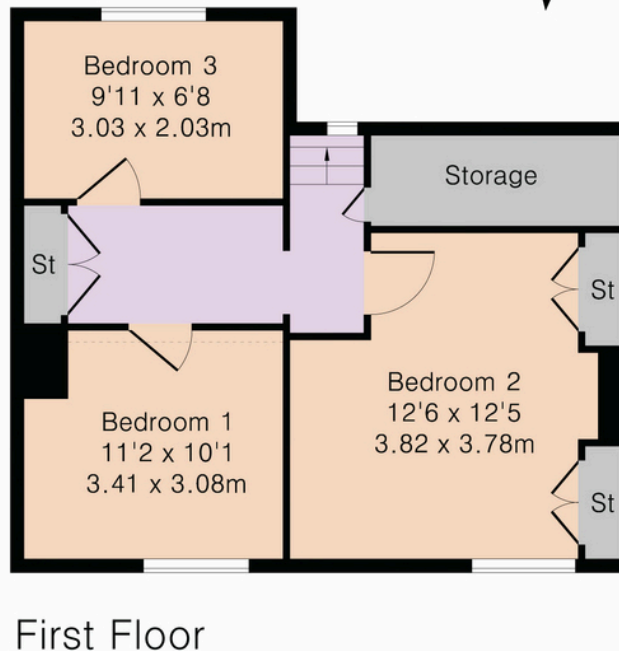
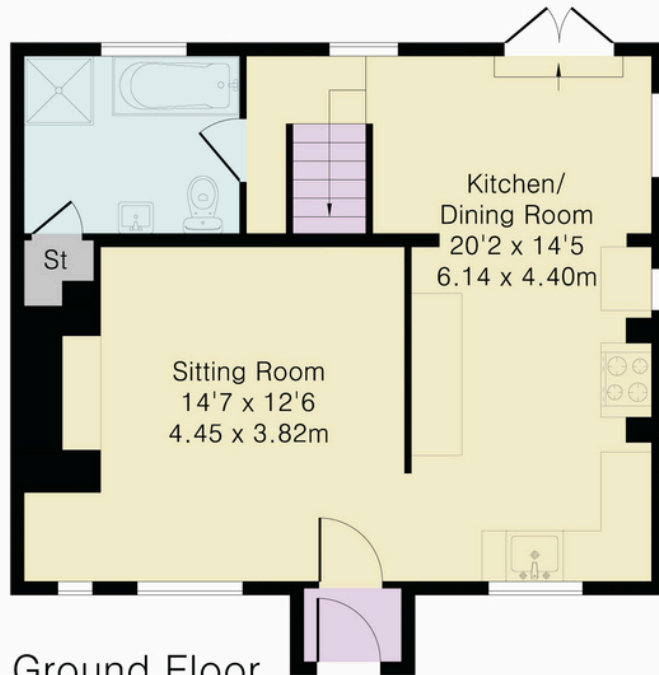
Material information to note.

Tenure- Freehold

The property is connected to main gas, electricity water & drainage. According to GOV.UK the property offers a very low flood risk. According to Ofcom, Superfast and Ultrafast Broadband is available at this property (checker.ofcom.org.uk) According to Ofcom, there is good coverage on a range of phone providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The property is within a Conservation area. For any further information relating to 'The Register of Title' this can be requested from the estate agents.



Approximate Gross Internal Area 933 sq ft – 86 sq m
 Ground Floor Area 509 sq ft – 47 sq m
 First Floor Area 424 sq ft – 39 sq m



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