



Main Road, East Hagbourne, OX11 9LR  
£1,250,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautiful timber-framed Grade II star listed Farmhouse and barn set in wonderful cottage gardens and grounds of 0.37 acres offering charming yet eminently practical accommodation in the heart of this picturesque village.

Tudor House has been the subject of a comprehensive and sympathetic restoration over a 30 year period at the hands of the present craftsman owners. The main house offers four bedrooms and four reception rooms over three floors, including a stunning panelled dining room, a traditional farmhouse kitchen, a lovely family room/music room complete with gallery above and wine cellar.

The house brims with original features including impressive inglenook fireplaces, herringbone brick floors, leaded windows and oak boarded floors. The timbers have been carefully stripped as have the internal doors. On the practical side there is gas central heating and two well-appointed bathrooms. (Listed Building Consent was obtained to add a further en-suite to the main bedroom - although this would need to be reviewed).

The barn and workshop spaces are particularly impressive and offer a host of uses from a studio or potential annex to housing a large collection of vehicles. The barn was rethatched during 2022.





## Key Features

- Four reception rooms
- Four bedrooms
- Stunning panelled dining room
- Traditional Farmhouse kitchen
- Family room/music room with gallery above
- Ground floor cloakroom
- Wine cellar
- Inglenook fireplaces
- Herringbone brick floors
- Council Tax: G



## 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 (Ofsted good 2019) a thriving village pub the Fleur de Lys and a community shop/post office. The village also has a strong and active community ([easthagbourne.net](http://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 45 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 Chilton and Milton junction.

Material information: Mains water, electricity and drainage. Ofcom checker indicates standard to ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data could be limited with some providers at this postcode. The government portal highlights this as a very low flood risk area. 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. 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.



**Approximate Gross Internal Area 5801 sq ft - 539 sq m  
(Including Garage)**

Cellar Area 91 sq ft – 8 sq m  
 Ground Floor Area 3763 sq ft – 350 sq m  
 First Floor Area 1285 sq ft – 119 sq m  
 Second Floor Area 662 sq ft – 62 sq m



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**Didcot Office**  
 103 Broadway, Didcot  
 Oxfordshire, OX11 8AL

T 01235 813 777  
 E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)  
 W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)