



The Crescent, East Hagbourne, OX11 9JY

£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





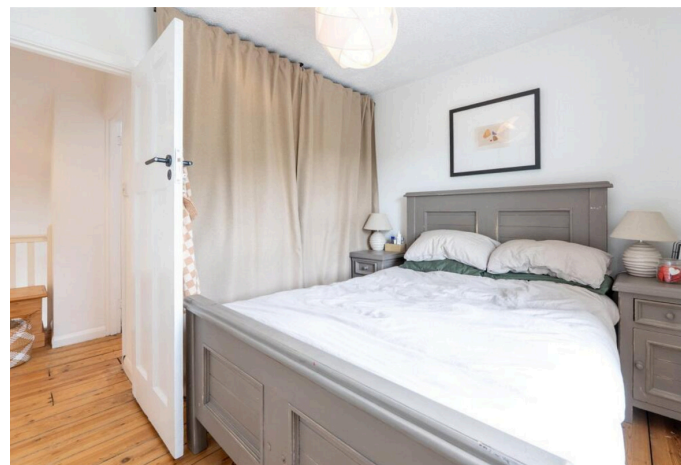
The Property

A well presented mature semi detached house in a tucked away location set in a good sized plot with 90 ft (27.4m) rear garden.

Dating from the inter war years this will establish property Offers characterful accommodation with stripped floor boards and high ceilings giving the house a light and airy feel. The ground floor was extended to the rear with a spacious vaulted garden room addition with french doors opening to the rear garden, other points of note include gas central heating double glaze replacement windows and planning consent, granted in May 2026 for a side and rear extension to create four bedrooms two bathrooms and plan reception space under application P 26/S0348/HH

The Crescent comprises of just 10 houses tucked away off New Road East Hagbourne.

East Hagbourne is a charming village with a lovely quintessentially English village feel with the Main Street lined with a host of period properties much featured in local artwork and photography. Typical village facilities include a thriving village pub, well-regarded primary school, garage and community Post Office.



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 3. The government portal generally highlights this as low risk postcode for flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. No survey has been carried out, we cannot comment in respect



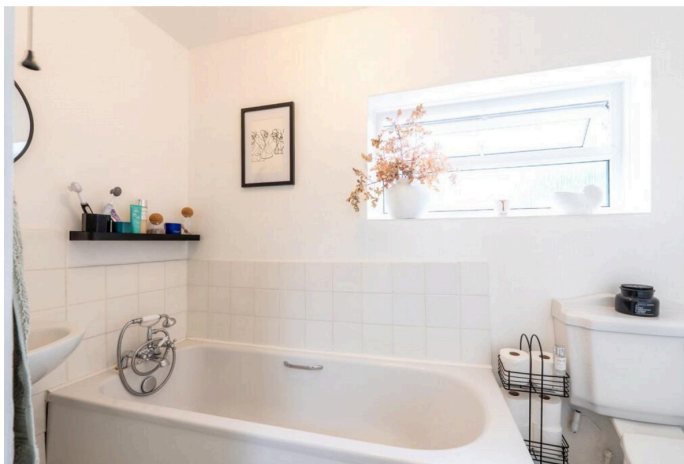
Key Features

- Three Bedrooms
- Vaulted garden room extension
- 90ft Garden
- Gas central heating
- Double glazed windows
- Kitchen with integrated appliances
- Utility room
- Driveway parking
- Council Tax Band: C
- EPC Rating: C



The Location

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.



7 The Crescent



Total Area: 89.9 m² ... 967 ft²

All measurements are approximate and for display purposes only

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