



New Road, East Hagbourne, OX11 9JX

Guide Price £595,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Situated on New Road in the sought-after village of East Hagbourne, this four-bedroom detached chalet bungalow offers generous and flexible accommodation, substantial gardens and wonderful far-reaching views across open fields to the rear. The property is offered for sale with no onward chain, subject to probate.

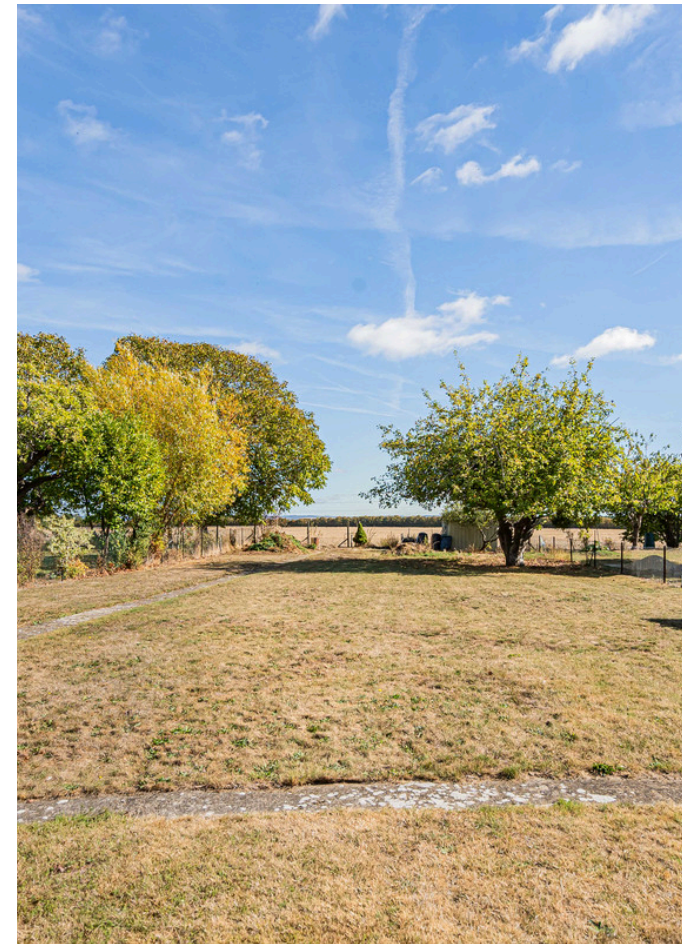
The ground floor provides three good-sized bedrooms, two of which benefit from built-in storage. The principal bedroom is particularly generous and enjoys an attractive outlook across the mature front garden.

Further accommodation includes a comfortable living room and shower room, while the kitchen/dining room provides an excellent everyday family space with direct access into a conservatory overlooking the rear garden and countryside beyond.

Upstairs, the first floor provides a further bedroom alongside extensive storage within the roof eaves, offering excellent flexibility for guests, family members or those requiring additional home-working space.

Outside, the property occupies a generous plot with a large, mature front garden and a driveway providing parking for several vehicles. There is also a detached garage and several useful outbuildings. The substantial rear garden is a particular feature, enjoying an impressive open outlook across the adjoining fields.





Key Features

- Four-bedroom detached chalet bungalow
- Substantial mature front and rear gardens
- Far-reaching views across open fields
- Detached garage and several useful outbuildings
- Sought-after East Hagbourne village location
- Council Tax Band: E
- EPC Rating: D
- No onward chain, subject to probate
- Gas central heating and YouFibre broadband installed



The Location

East Hagbourne is one of South Oxfordshire's most attractive and sought-after villages, known for its picturesque historic centre, surrounding countryside and strong community atmosphere. The village offers a popular primary school, community shop and Post Office, village pub and an extensive network of footpaths and countryside walks.

Despite its rural setting, East Hagbourne is exceptionally convenient for nearby Didcot, which provides comprehensive shopping and leisure facilities. The Orchard Centre offers a variety of shops, cafés and restaurants alongside a multiplex cinema and Cornerstone Arts Centre.

For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the A34 offers convenient road access towards Oxford and connections with the M40 and M4.

Material Information

The property benefits from gas central heating. Basic, Superfast and Ultrafast broadband are available, with YouFibre broadband already installed and Sky and BT Fibre services also reported as available. Mobile coverage is reported as average to good across all suppliers, while the property is situated within an area identified as having a very low risk of flooding.

Asbestos Information: Properties constructed or renovated prior to 2000 may contain asbestos within certain building materials, including Artex finishes, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging or insulation. These materials are generally considered safe unless disturbed; however, prospective buyers should seek their own professional advice. No asbestos survey has been commissioned by the selling agent.



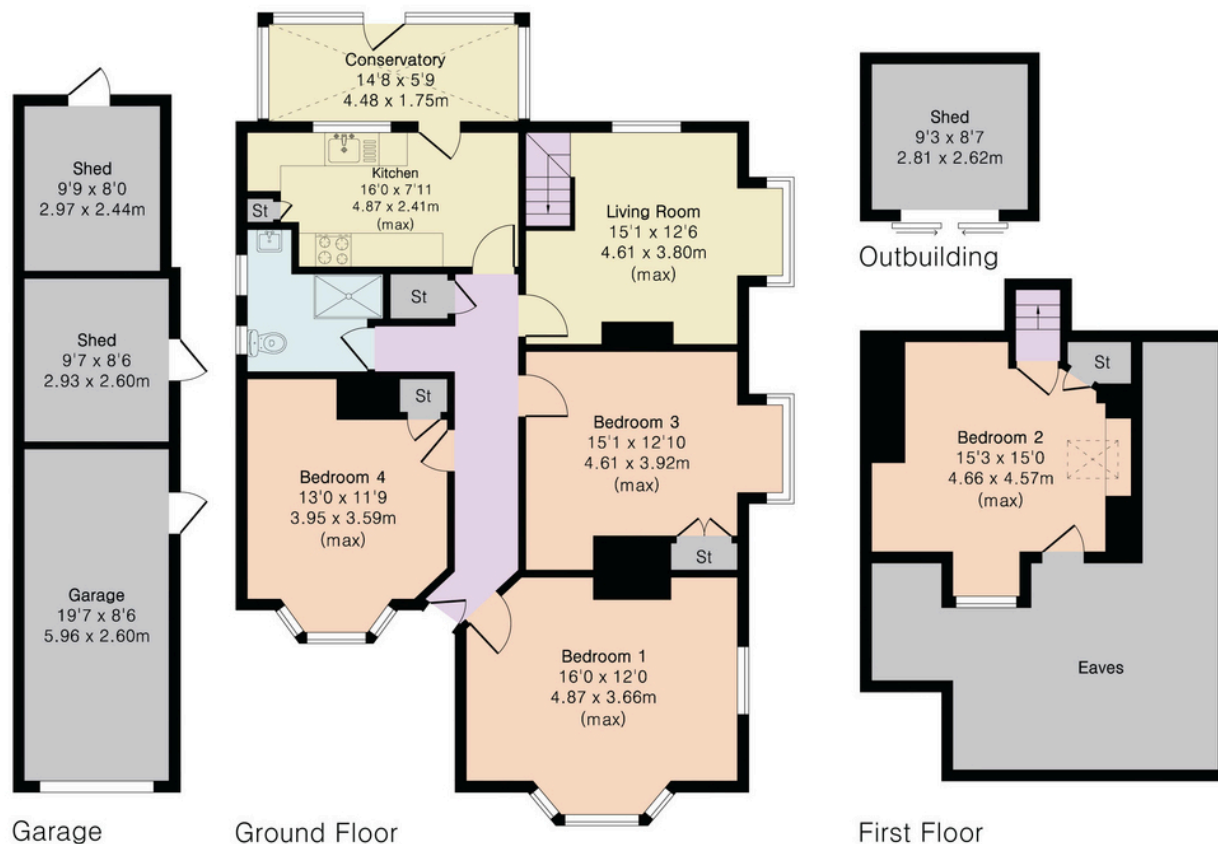
**Approximate Gross Internal Area 1318 sq ft - 122 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1111 sq ft – 103 sq m

First Floor Area 207 sq ft – 19 sq m

Garage Area 334 sq ft – 31 sq m

Outbuilding Area 79 sq ft – 7 sq m



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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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