



Upper Cross Lane, East Hagbourne OX11 9NE



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A charming cottage tucked away in a private corner of a small courtyard development close to the centre of this pretty village. The living space features a delightful 23'6 x 16' living-dining room with brick fireplace, study and a well equipped kitchen that opens to the garden. In addition there are 3 bedrooms, bathroom and shower room. Outside it has a pretty walled garden: there is parking and a garage.

Accommodation

The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Stable door to;
Entrance area that leads to:

Living/Dining Room: 23'6 x 16'1 (variable)

A bright double aspect room with windows front and rear, there is a large brick fireplace with gas 'log stove' set on a brick hearth with brick mantel. Terracotta tiled floor, wall light points, recess with stairs to landing and cupboard under.

Kitchen: 10' x 9'5

Extensive range of storage units with wood worktops and a Belfast sink. Fitted dishwasher, washing machine, electric ceramic hob with extractor hood, double electric oven, fridge and freezer. French doors to garden, terracotta tiled floor.

Study: 7'3 x 6'1

Range of office furniture, terracotta tiled floor, window to front, radiator.





Shower Room: A wet room with tiled shower, WC and hand wash basin, window, chrome radiator, door to:

Covered Side Store:

12' long and variable width, paved with polycarbonate roof, light and power (used to house freezer and tumble drier)

Stairs to Landing:

The landing and 2 bedrooms feature high 9'5 ceilings. Radiator, loft access, fitted bookshelves.

Bedroom 1: 11'6 incl. wardrobes x 11'6

Range of wardrobes, window to front, radiator.

Bedroom 2: 11'8 x 11'5

Window to rear, radiator, eaves wardrobe.

Bedroom 3: 8'5 excl. wardrobe x 8'

Window to front, wall to wall wardrobes, radiator.

Bathroom:

White 3-piece suite with tiling, radiator and a Velux window. Airing cupboard with slatted shelving.

Outside

Front Courtyard: 19'1 x 11'2

Paved path to the front door: adjacent area of shingle enclosed by walling and picket fence.

Garage: In block with up and over door.

Walled Rear Garden: 32' x 28'

An attractive feature enclosed by brick walling with a good level of privacy. There is a full width stone terrace with a side path to the rear gate. The rest is laid to lawn with deep front and side borders, with rear gate to parking area and garage.



Directions

Head south from Wallingford on the Reading Road/A329. After the roundabout continue for 2.2 miles and turn right into Halfpenny Lane (by the petrol station). Follow this to the end, turn right onto the A417 continue for 2.7 miles, then turn right onto the B4016 or Bessels Way. After 2.2 miles, turn left by Upper Cross into Main Road follow the road round the corner and Upper Cross Lane is on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(56-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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